# YOUNTVILLE GENERAL PLAN

Adopted May 28, 1985

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#### YOUNTVILLE GENERAL PLAN

Adopted on: May 28, 1985

by the:

Yountville Town Council

in consultation with

John Roberto Associates Golden Gate Energy Center Fort Cronkhite, Building 1064 Sausalito, CA 94965



# YOUNTVILLE TOWN COUNCIL RESOLUTION NO. 626

A RESOLUTION ADOPTING THE 1985 AMENDMENT TO THE LAND USE, CIRCULATION AND HOUSING ELEMENTS OF THE YOUNTVILLE GENERAL PLAN.

WHEREAS, existing law requires each county and city in the State of California to adopt a comprehensive long-term General Plan for the physical development of the community; and

WHEREAS, there were significant revisions to State Planning law which became effective on January 1, 1985; and

WHEREAS, existing law requires the Town of Yountville to review and update the Housing Element of the General Plan by January, 1985; and

WHEREAS, the state's planning guidelines require a community to review and update it's general plan at least every five years; and

WHEREAS, the Yountville General Plan has not been comprehensively reviewed since the year 1975; and

WHEREAS, the Yountville Town Council initiated a comprehensive general plan review including a preparation of planning documents and extensive citizen involvement; and

WHEREAS, from January 1982 to April, 1985 the Yountville Town Council had prepared the 'Yountville General Plan Studies' comprised of five technical documents; and a 'Description and Selected Comparative Analysis of General Plan Alternatives' comprised of three alternative physical development scenairos; and

WHEREAS, from January 1982 to April, 1985 the Yountville Town Council held numerous community workshops and public hearings to discuss the contents of all the aforementioned documents; and

WHEREAS, the Yountville Town Council on February 19, 1985 had prepared, published, noticed and distributed a detailed proposed Amendment to the Land Use, Circulation and Housing Elements of the Yountville General Plan; and

WHEREAS, the Yountville Town Council on or about February 28, 1985 had noticed and circulated the 'Supplement to the Environmental Impact Report on the Yountville General Plan'; and

WHEREAS, the Yountville Town Council on April 23, 1985 after two public hearing certified the 'Supplement to the Environmental Impact Report on the Younville General Plan'; and

WHEREAS, the Yountville Town Council held numerous public hearings to consider proposed modifications to the proposed General Plan Amendment; and

page 2. generalplan resolution no. 626

WHEREAS, the Yountville Town Council did make some modifications to the proposed amendments following public hearing.

NOW THEREFORE BE IT RESOLVED; that the Younville General Plan 1985, as referenced and incorporated herein as Exhibit A is hereby adopted and passed at a regular meeting of the Town Council of the Town of Yountville held May 28, 1985 by the following vote:

AYES:

Harris, Leftwich, Winter, Conry, Nelson

NOES:

None

ABSENT: None

Mayor

ATTEST:

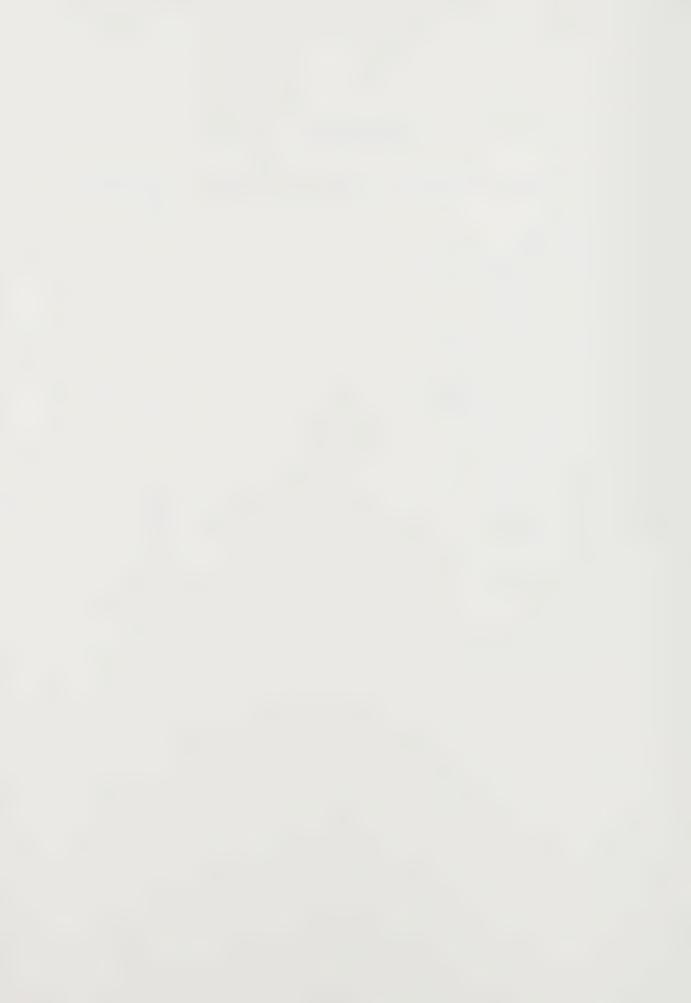
Town Clerk

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#### INTRODUCTION

The Yountville Town in 1982 commissioned a review of the General Plan adopted in 1975. The 1982 Council as well as subsequent Town Councils were concerned that the land use, housing and circulation elements of the 1975 plan, as well as the Town's zoning ordinance, were not effectively achieving the overall concept and goal of the 1975 general plan. Their concerns were based on observations of developments which were approved and constructed under the 1975 guidelines. Examples of these developments include the Vista Condominiums, the Crossroads, Hopper Creek Village, the Vineyards, the Vintage Inn and the new Washington Square Project. All these developments meet the criteria associated with the land use plan and the intensity and density regulations of the zoning code. However the end product appeared to be inconsistent with the 1975 goal of "conserving the small town character, scale and pace of life in Yountville.

Approximately half of the land in the Town has yet to be developed, and continuation of the present trend in development could destroy the small town character of the community. Thus the Town Council in 1982 directed that a series of general plan studies be undertaken with the express purpose of providing objective planning information which either supported or rejected the Council's concerns of inconsistencies within the 1975 plan.

The studies were conducted and reports presented to the Town Council from July 1982 to September 1983. The findings of these five studies are contained in a report entitled 'Yountville General Plan Studies' which was compiled and circulated in January 1984.

These series of reports found that the intensity of development allowed under the current (1975) general plan and current zoning ordinance would result in a scale of development which would result in a community which was dominated by tourist commercial enterprise and higher density condominium development. A series of six public meetings were held to discuss the findings of these reports. Following the public hearing the Council directed that the Town undertake a program to amend the current General Plan.

A work program for general plan review and revision was commissioned in January 1984 culminating in the identification of three alternatives for revising the 1975 plan.



The Town conducted seven planning workshops over a five month period, and in June 1984 selected a preferred alternative which would be refined and submitted as the proposed amendment to the 1975 General Plan.

This document is the draft of proposed amendments to the land use, housing and circulation elements of the Yountville General Plan. The document will be referred to as the 1985 Yountville General Plan Amendment. A series of public hearings will be held on the proposed amendment before the Council takes any action. The Council has the option to reject, modify or adopt the draft amendment as submitted.

#### STATE LAW

State planning law requires a community to review its general plan yearly, and to update and revise the general plan at least every five years. Current planning law requires that the housing element of the general plan be updated by January 1985.

Yountville has not conducted a detailed review and revision of its general plan since 1975. Therefore the current review and revision is long overdue. The Housing Element revisions contained herein are consistent with the State's Housing Law, and have been submitted to the State for review and comment.

#### **PUBLIC PARTICIPATION**

The current general plan review and amendment was initiated in July 1982 and has been a matter of discussion at over 20 public workshops and hearings through June 1984. At least three additional public hearings will be held on the proposed amendment before an action is taken by the Council. The first hearing is tentatively scheduled for March 5, 1985.

A focused EIR has been prepared on the proposed amendment and will be circulated for review and comment, and certified before an action is taken on the proposed plan amendment.



#### AMENDED GENERAL PLAN ELEMENTS

#### LAND USE ELEMENT

#### A. INTRODUCTION

The land use section is the broadest in scope and most comprehensive element of the general plan. The objectives and policies contained herein were the last to be formulated, and reflect the general policy direction contained in all the other sections of the plan. As a result the land use element by design brings together the array of thought and direction contained throughout the plan into a consistent and harmonious statement.

The intent of the land use section is to match the natural resource, environmental constraints, recreation and open space, and community design policies of the plan with the urban land needs derived from the population, housing, circulation, and economic objectives of the plan.

The land use element defines, and shows graphically the general spatial distribution of all uses of land within the Town of Yountville. Furthermore, the land use section stipulates the density and intensity of development for all the land area covered by the plan.

#### B. EXISTING LAND USE

Yountville is a pleasureable mixture of town and country, old and new, rustic and sophisticated. All ages and all interests can meet and mingle. People can walk to where they want to be in the community, and stroll out to see the splendid landscape of the Napa Valley spread before them. These are the qualities that Yountville citizens cherish and wish to use as the basic determinants for planning the Town's future.

Overall Yountville can best be described as a residential community with a large amount of undeveloped land (50% of land area) within the town limits. While commercial development only accounts for a small percentage of the land area, there is at present adequate land for commercial expansion.

Historically, residential development in Yountville has not been low density in the rural use of the term. The average density of single family unit development (7+ units/net acre) is greater than most suburban forms of single family development (4-5 units/acre). At present, the form of residential development appears to be consistent

with residential trends in the greater San Francisco Bay Area. Yountville's Old Town area reflects rural development patterns of pre-World War II days, and development in Old Town was stimulated by the proximity of the Veterans Home. The De Vita subdivision is similar to post-World War II suburban residential development and the mobile home parks appear to be meeting the needs of the ever increasing numbers of older citizens. Recent condominium development is reflective of similar development patterns in the Bay Area where developable land is limited and construction costs are high.

There are seven different structural types of residential development in Yountville. They include: single family detached homes, row house condominiums, duplexes, triplexes, fourplexes, apartments and mobile homes. At present, 30 percent of the residential land area in Yountville is occupied by mobile homes. Single family detached dwellings account for 24 percent of the residential land area and condominiums account for 12 percent.

The quality of existing residential environments differs considerably throughout the Town. Old Town for instance has trees, yards, mixtures of building types, and houses of varying periods and designs. The De Vita subdivision has few trees and the houses date from approximately the same time and are placed on similarly sized and shaped lots. The Vista Condominiums, Hopper Creek Village and to some degree the Vineyards subdivision are residential developments that are based on architectural design themes which tend to set these neighborhoods apart visually from their neighbors.

Commercial uses can be found throughout Yountville. However commercial uses occur principally in three areas along Washington Street: around the Vintage 1870 complex, at the north end of Washington Street near the Town Park, and south along Washington Street toward Saint Joan of Arc Church. Old Town is a hodge podge of residential structure types interspersed with commercial development. The majority of commercial development in Old Town is located along its Washington Street frontage.

The qualities of commercial environments differ, as well. Vintage 1870 and the adjoining area has variety and attracts primarily out-of-towners. The other commercial areas serve more local needs, with the exception of the inns and restaurant located in Old Town. These latter uses basically occur in a more unplanned and uncoordinated manner.

Institutional land use focuses around Yount Street, since the Town Hall, Yountville School and Community Hall front on Yount Street.

The major public in-town open spaces include the Town Park at the north end of town, Veterans Memorial Park at the south end, and Eastside Park adjacent to the unincorporated vineyards along the eastern town limit. The cemetary and Yount Hill beyond presently provide a visual scenic backdrop to the Town's northern limit. Agricultural open space, in the form of vineyards and orchards still occur within the Town limits, adding a special quality to the environment and providing a visual and physical connection with the surrounding valley lands that are under cultivation. However, it is these lands and their unique visual qualities that are being lost as new development occurs (i.e. Hopper Creek Village and Vintage Inn).

The majority of Yountville's undeveloped land is located east of Yount Street and is zoned for residential development. Development east of Yount Street in the past few years has been of a different structural style than Old Town (i.e. Vista Condominiums, Crossroads and Hopper Creek Village projects).

The larger amount of undeveloped residential acreages east of Yount Street and the recent trend toward condominium development could result in an adverse change in the residential image of the community.

All undeveloped land zoned for local resident oriented commercial use (9 acres) is located along the east side of Washington Street. However there has been few proposals and no applications for commercial development on these lands zoned for local commercial use. In fact the most recent local commercial development proposal was located on lands already utilized with marginal commercial uses at the north end of town at the Washington/Madison Street intersection. There are approximately 12+ acres of undeveloped tourist-commercial zoned land located west of Washington Street.

Future development of the large amount of agricultural and vacant land left in the Town could result in a change to the Town's image and character as a rural residential community. While the 1975 General Plan has a goal of preserving and maintaining the rural image, potential commercial and residential expansion could threaten that goal if not monitored carefully. The following table shows the distribution of undeveloped land by present zoning district.

## UNDEVELOPED LAND BY ZONING DISTRICT\*

Zoning District	Acres
Н	3.36
R-1 LD-RPD	8.84 44.50
MD-RPD	18.55
C-1 C-2PD	10.73 9.66
A A	33.55
TOTAL	128.19

<sup>\*</sup>Includes vacant, agricultural and under-developed lands.

#### C. LAND USE CONCEPT

The fundamental approach of the land use concept for Yountville is the conservation of the unique rural/village character of the community and its close relationships with the natural beauty of its setting. The desire to retain and enhance these qualities was voiced over and over in the workshops and community meeting on the 1975 General Plan as well as the meeting on the 1984-85 update. It is important to emphasize what is meant by the word conservation as distinguished from preservation in the Yountville General Plan.

<u>Preservation</u> means everything must be protected from change, kept just as it is, preserved from all alterations. A barn remains a barn, a school a school, a vineyard a vineyard.

Conservation, on the other hand is the approach that would keep the essential qualities of the natural and manmade environment from "loss, waste or harm" (in dictionary terms), but would not prohibit change. Instead conservation in the creative sense would allow change to make existing buildings, open space, residential and institutional uses more responsive to people's needs while retaining the special rural/natural/historic qualities of Yountville. The reuse of the buildings in and around the Vintage 1870 complex is an example of this conservation approach.

It is also important to emphasize what is meant by the word <u>cluster</u>. The word 'cluster' as used in the Yountville General Plan does not encourage development plans to provide attached or stacked residential dwelling units. Clustering allows for the grouping of single-family residential lots so a development can provide lots of varying

sizes and preserve features of the natural environment which reflect the Town's character and setting.

The land use concept is designed to achieve the following objectives.

- 1. Yountville shall be a community in which human values take precedence over other considerations.
- 2. The rural small town character, scale and pace of Yountville shall be preserved, as shall the Town's close connection with the natural beauty of its setting.
- 3. A sense of community and local identity shall be enhanced.
- 4. New developments shall be integrated harmoniously into the existing small town character, scale and pace of life in Yountville.
- 5. New developments shall be designed to serve the needs of all segments of the community and, in particular shall serve a wide economic spectrum.

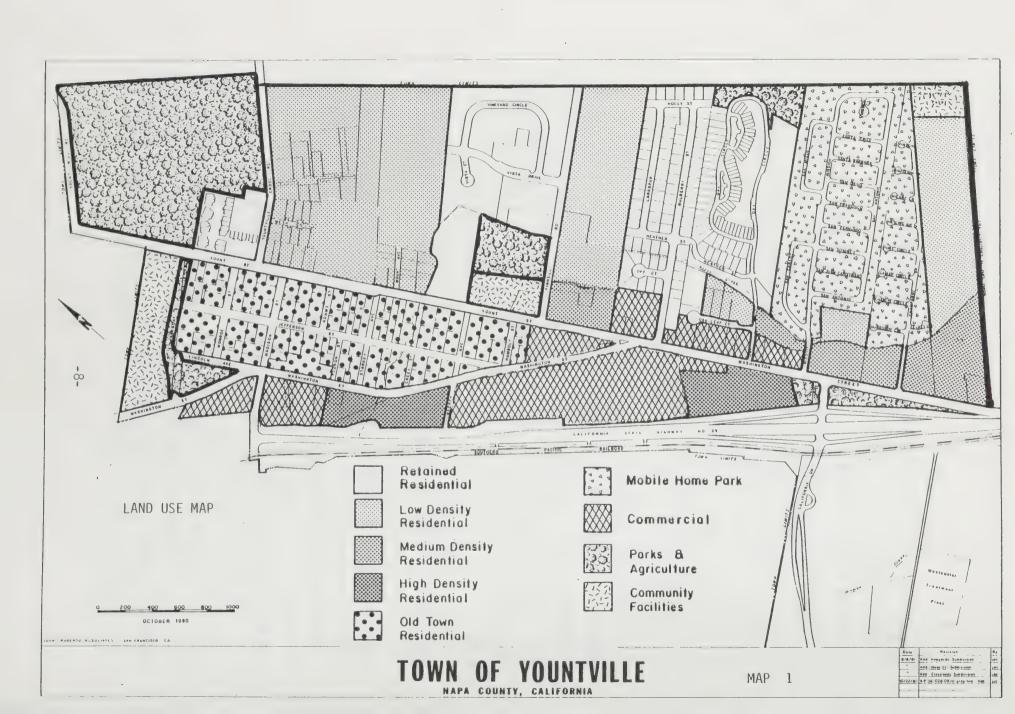
#### D. LAND USE CATEGORIES

Listed below are five basic land uses, followed by a description of the type, density, and intensity of land use expected therein. The descriptions also contain some of the basis for their relative location within the planning area, and the objectives which each category is expected to achieve. The Land Use Map shows the planned distribution of general land uses within the planning area.

Each residential land use category inclues a density range. Density ranges are given in units per gross acre. The actual number of units permitted for any given development will be dependent upon the environmental constraints of the site, community design issues, and the housing objectives to be achieved.

The term 'gross acre' means all the land within the property line of a parcel or the boundary line of a given development plan. The only land which is excluded from gross acreage calculation is land which is within an established right-of-way or adopted plan line.

The ultimate structural form and physical character of Yountville will be determined by the density and intensity of development allowed on existing undeveloped and underdeveloped lands within the Town limits. The Town has decided that its visual image will be based on a development gradient which allows for a more dense and intense form of development on lands adjacent to Highway 29 on the west, with a reduction in intensity of development to the east. The objective is to provide a smoother transition between developed portions of the Town and the existing vineyards adjacent to the eastern town limit.



#### 1. Residential

#### Low Density (0-5 units/gross acre)

The low density category is applied to those lands east of Yount Street which do not front on Washington Street or face commercial land. This land use category is expected to provide an intensity transition between more dense uses on the lands west of Yount Street and the agricultural lands adjacent to the Town's eastern limits. The objective is to maintain some of the visual image associated with agriculture while allowing new residential development. Accordingly the acreages directly adjacent to the eastern Town limit will have units per gross acre at the low end of the range (0-2) in order to preserve remnants of vineyards and views of agricultural lands to the east. These lands are to be developed with single family detached homes on varying lot sizes.

Since almost all of these lands are large parcels it is possible to cluster single family detached homes elsewhere on the property thereby preserving large portions of vineyards and views to the east.

## Medium Density (0-7 units/gross acre)

The medium density category is assigned to those residential lands adjacent to and east of Washington Street, and residential land east of Washington and Yount Streets which face or abut commercial land. These lands are expected to be developed with single family detached homes. The form of development is expected to reflect the midpoint of the overall intensity gradient.

Clustering and higher densities may be considered within these areas if such developments implement to a significant degree the social housing objectives of the Yountville General Plan. The Intensification section describes how this can be done.

# High Density (0-10 units/gross acre)

The high density category is assigned to those residential lands which are located between Washington Street and Highway 29. The predominant form of development is expected to be single family detached homes on small lots. Clustering of homes and attachments to create some duplexes and triplexes may be considered if the overall design concept creates a single family detached image and better implements the other objectives of the general plan.

Clustering and higher densities may be considered within these areas if such developments implement to a significant degree the social housing objectives of the Yountville General Plan. The Intensification section describes how this can be done.

#### Old Town (0-8 units/gross acre)

The Old Town area is intended to remain a hodge podge of single family detached home types on relatively small lots. It is Yountville's intent to maintain the older buildings in Old Town through the process of rehabilitation rather than demolition and new construction. New residential development which reflects the historic building character of Old Town will be allowed. The Town will also allow the construction of second units in Old Town if said units meet the criterion of the zoning code. Limited commercial uses which meet the needs of Old Town and other Yountville residents will be allowed along Washington Street in Old Town. Uses that are not sympathetic to Yountville's rural historical character will not be allowed. (See commercial section for further details on Old Town commercial uses.)

#### Mobile Home Park (0-10 units/gross acre)

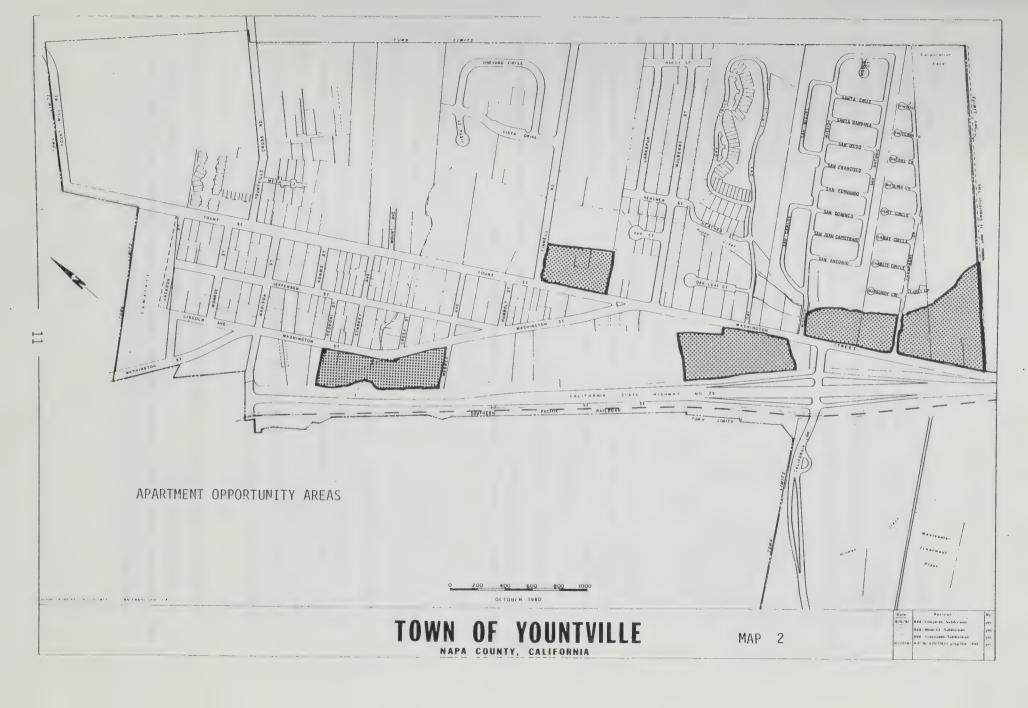
The area designated as Mobile Home Park is intended to establish an area within Yountville for mobile homes/factory built housing. No other form of residential development will be allowed in these area. The purpose of this restriction is to provide an area where large numbers of lower cost housing units can be accommodated. The Town has at present 317 mobile home units in its mobile home parks. The Town may allow some limited expansion in undeveloped areas adjacent to the existing parks, but no new large areas of land are intended to be used for new mobile home parks.

# Intensification/Apartments (0-16 units/gross acre)

Based on the finding of Yountville's most recent Housing Needs Analysis it was found that programs which allowed higher densities or bonuses for the provision of very low, low and moderate income dwelling units was not bringing about the types of results in creating meaningful housing for these income groups. As a result all these programs were abandoned. However many housing reports have shown that there is a shortage of rental housing, and that it is easier to leverage rental housing to achieve social housing goals. Therefore the Town of Yountville will consider higher density apartment or rental developments which implement the Town's housing objectives. Rental developments will be considered in specified medium and high density areas as designated on the Apartment Opportunity Areas Map.

#### 2. Commercial

Yountville's commercial facilities that are oriented toward tourism and other visitors continue to show great economic health over the ten years since the 1975 General Plan



was adopted. In fact the Town has experienced changes in commercial uses which are geared to higher income individuals or persons visiting the Napa Valley and are expecting to spend extra dollars they have saved. Higher priced restaurants, specialized retail outlets and the development of new large overnight lodging facilities (i.e. Vintage Inn) show that Yountville's tourist industry is healthy.

However there have been very few, if any, proposals for local or resident oriented commercial development. In fact most land set aside for local commercial development still remains vacant and undeveloped since the adoption of the 1975 General Plan. Market studies submitted as a part of the review of the Washington Square Project show that although there may be a demand for local service goods, on the whole the dollars available in the area are not large enough to support but a few small local service uses (e.g. small hardware or drug store). Therefore the Town anticipates increased pressure on its local commercial zoned land for tourist oriented development. Furthermore should all the land shown as tourist commercial and local commercial in the 1975 plan be developed to the intensity allowed under the 1975 General Plan, the traffic impacts would be significant. New commercial development and the roadways needed to accommodate such development would result in a Town with a tourist commercial image rather than a town with a rural residential image augmented by a small but delightful tourist industry.

Accordingly the 1985 plan amendment reduces the amount of land available for new commercial development, and is not allowing any further expansion of tourist oriented commercial development. All new development in the Town's commercial areas will be required to provide local serving commercial uses. The term <u>local serving</u> as used in this plan is defined as businesses which provide goods and services for the frequent and recurring needs of residents of Yountville and the surrounding area. Local serving uses are small scale business which do not rely heavily on visitors or tourists for their economic survival. The Town may allow some tourist oriented uses in these developments in order to make future commercial projects economically viable. It is expected that the tourist oriented businesses will provide a rent supplement to allow for a write down in the rent cost for local oriented commercial uses.

The land use concept is to create a single commercial core in the vicinity of the Washington/Yount Street 'Y'. The only other commercial hub will be in the vicinity of the Washington/Madison intersection on the west side of Washington Street. No new commercial expansion will be allowed in the Old Town area of Yountville.

#### Commercial Intensity and Design Guidelines

The commercial area surrounding the Washington/Yount Street 'Y' is expected to be the retail core of the community. Uses are expected to be a mixutre of tourist and local serving commercial businesses. The 1975 General Plan stated that "predominant commercial areas should incorporate open space and in certain instances, residential elements to maintain variety and be integrated with the overall fabric of the community whose character is primarily of mixed use." However the land use map and zoning ordinance adopted to implement this measure did not identify open space objectives, and allowed commercial intensity regulated only by what the commercial market would demand or support. The result is large commercial developments with a minimum of open space (i.e. Vintage Inn and Washington Square).

The 1985 plan amendment will set specific intensity limitations on commercial development by limiting the floor area to be allowed in any given development and building, and requiring that large amounts of natural open space be retained on vacant commercial land yet to be developed. Residential uses will also be encouraged in commercial proposals by requiring such use mixtures, or an in lieu fee to support new affordable residential development elsewhere. The Town will establish new building bulk and height limits based on the spatial configuration of the community including the nature of adjacent existing land uses, proximity to open space, and proximity to local pedestrian, bicycle, and vehicle rights of way.

A small commercial hub will be created in the vicinity of the Washington/Madison Street intersection. This hub is almost complete, but some minor expansion may be allowed on the site presently utilized by Par Gas. The intensity of commercial development to be allowed on the Par Gas site will be lower than that at Washington Square due to the proximity of residential planned land along the properties' southern boundary. No new commercial expansion will be allowed in the Old Town area around this intersection. Furthermore if existing commercial uses in the Old Town portion of the Washington/Madison area are terminated by the owner, no new commercial development may be allowed.

The Town wants the Old Town area to continue in the process of creative conservation of older buildings and the reuse of these buildings for residential purposes. Close attention will be paid to retain the scale of Old Town so that new development does not begin to change the character of the area. The Town will continue to allow

limited commercial uses in Old Town but not the types of uses that compromise or violate the peaceful character of a residential area (i.e. restaurant/bar). The Town will limit commercial development in Old Town to the east side of Washington Street. At present, 1985, the amount of commercial uses in Old Town exceed the limits of the zoning ordinance.

#### 3. Parks and Open Space

This land use category is intended to designate existing and planned park and recreation facilities, as well as linear bikeways and pedestrian paths. Open space areas crucial to maintain the Town's rural agricultural image and views fall into this category. These topics are dealth with in more detail in the Environmental Resources section of the General Plan.

#### 4. Public Use Facilities

This category is a catchall for all major public and semi-public land uses not included in the categories afore described. Existing public buildings, institutions and schools are so designated. Example of these uses include the Veterans Home, Community Hall, Town Hall, Yountville School, Cemetary, Sewage Treatment Plant, Post Office and corporation yard sites.

# E. ISSUES, OBJECTIVES AND POLICIES

The following is a listing of the major community conservation and development issues facing Yountville, and the Town's objectives and policies related to these issues. The issues have not been prioritized in this document. The issues will be prioritized when the Town Council adopts its planning work program and budget during the upcoming and each subsequent fiscal year.

#### ISSUE: Growth Management

#### Objective 1:

To manage future growth to ensure the orderly development of the community, the logical extension of urban services, preservation of the Town's natural and cultural resources, and protection of the Town's rural setting and character.

#### Policies:

- 1.1 Future growth through the year 2000 will be limited to the Town's 1985 Town limits.
- 1.2 Future growth will be managed based on the ability of the Town to provide needed public services, the natural and physical constraints

- associated with development of a given site, the public cost and revenues associated with new development, and the effects of all growth on local traffic conditions.
- Development proposals that are of a magnitude and size which, if developed immediately, would drastically change the scale and character of the community will be required to be phased over a period of time which will allow the development to be incorporated into the fabric of the community with a minimum of disruption.
- 1.4 Ensure that the timing of new growth will not create intolerable traffic conditions. New developments which overcrowd the local street network, and cannot afford to make the necessary and planned roadway improvements will be required to be phased over an appropriate period of time. All roadway improvements will be done by the development creating the need for the improvements.

#### ISSUE: Preservation of Community Character and Image

#### Objective 2:

To preserve, maintain and enhance Yountville's small town character, scale and pace of life.

#### Policies:

- 2.1 New development, including rehabilitation and expansion projects, shall be of a scale, intensity and design that integrates with both the immediate neighborhood and the community as a whole.
- 2.2 Medium and large scale new development projects shall provide for a variation in building heights, and under no circumstances shall the two or two plus story element exceed in number, or floor area, the single or one story element. Projects with a massing and height similar to the Hopper Creek Village and Vintage Inn will no longer be allowed.
- All new, or proposed expansion to existing, developments which have frontage along or abut local public rights-of-way, bikeways, pedestrian ways, and park or open space lands shall provide for large setbacks along these frontages. Furthermore the Town encourages, but may consider otherwise, single story element for all buildings facing these frontages.
- 2.4 All commercial and residential developments including residential subdivisions are encouraged to have primarily single-story design elements. Some two-story elements may be allowed provided they are compatible with adjacent structures and do not cause the project to have a large visual massing.
- 2.5 The Town discourages long linear buildings and prefers to have two or more smaller buildings rather than one large building.

#### Objective 3:

To establish development standards in the zoning ordinance or by resolution which insure the maintenance of Yountville's rural image and character.

#### Policies:

- To establish in the zoning ordinance standards for height, bulk and coverage in all zoning districts. Such standards shall be consistent with maintaining and enhancing the Town's rural image and character.
- To limit the intensity of development by establishing floor area ratio limits in commercial and residential zoning districts.
- 3.3 To establish general architectural design guidelines for all commercial and residential development.

#### Objective 4:

To preserve and enhance the unique natural and agricultural setting of Yountville while accommodating suitable new growth.

#### Policies:

- 4.1 All land use decisions within the Town will take into consideration the protection and preservation of the area's surrounding agricultural industry.
- 4.2 New developments will be required to preserve some of the natural and cultural characteristics of their respective development sites.
- 4.3 Productive agricultural lands adjacent to the Town limits, and land designated as agricultural on the General Plan Land Use Map within the Town Limits shall be protected from urban expansion.
- 4.4 To require all future developments on existing agricultural lands to preserve parts of the vineyards as part of the development proposals. Vines can be incorporated into the landscape concept to achieve this objective.

# ISSUE: Residential Densities and Form

# Objective 5:

To establish residential densities throughout the community that are compatible with the Town's goal of maintaining and enhancing its rural image, character and pace of life.

#### Policies:

- Residential densities will be established according to a gradient which provides for more intense development adjacent to Highway 29 on the west, and decreases in the direction of the vineyards at the eastern town limit.
- Residential densities to the east of Old Town shall be set at a level which promotes an extension of the single family detached home style. Low density residential.
- 5.3 Medium density development is most appropriate along Washington Street and on sites facing or abuting commercial development.
- High density development is most appropriate between Washington Street and Highway 29.

- Apartment development density will only be considered in medium and high density areas, and then only if 40 percent or more of the units are set aside for Yountville's low and moderate income households.
- Densities toward the high end of the range will only be allowed where environmental constraints are few, and the development furthers the objectives and goals of the Yountville General Plan.

#### Objective 6:

To encourage the construction of residential projects which are of a form and type which enhance Yountville's rural image and constribute to the low intensity residential visual character.

#### Policies:

- 6.1 The Town will no longer allow the attached cluster form of condominium development. Single family detached homes may be clustered on smaller individual lots, and the Town may consider attachments to create duplexes and triplexes if the overall design concept creates a single family image.
- 6.2 Apartments/rental housing is the only type of residential development where the Town will consider attachment and stacking of residential dwelling units.

#### ISSUE: Yountville's Commercial Base

#### Objective 7:

To protect the Town's residential character and rural image by significantly limiting expansion of the Town's tourist oriented commercial industry.

#### Policies:

- 7.1 To eliminate the tourist oriented commercial land designation in the general plan and zoning ordinance.
- 7.2 To develop one commercial zoning district which will allow for limited amount of expansion of tourist oriented commercial development.
- 7.3 To reduce the amount of land available for commercial expansion.
- 7.4 To encourage tourist oriented and support businesses and services other than more restaurants and overnight lodging units.

#### Objective 8:

To increase the number of resident oriented or local serving commercial uses within the Town of Yountville.

#### Policies:

8.1 To establish one commercial zoning district that is oriented to the creation of resident or locally oriented business enterprises. Some tourist oriented commercial development will be allowed to make these projects economically feasible.

- No new commercial projects will be allowed unless they include some 8.2 resident or locally oriented businesses enterprises.
- Some tourist oriented commercial development will be allowed in 8.3 undeveloped commercial areas if the developer or owner agrees to write down the lease cost of resident oriented commercial space.

#### Objective 9:

To discourage sprawl type of commercial development along Washington Street.

#### Policies:

- 9.1 Commercial development is now concentrated in two areas of the The central commercial core will focus around the Yountville/Washington Street 'Y', and the other commercial hub will be centered on the Washington/Madison Intersection.
- 9.2 Commercial development will be concentrated Washington/Yount Street 'Y' to give the Town a sense of center or
- 9.3 No new tourist oriented commercial development will be allowed in the Old Town area. The number of inns in Old Town will be limited to those that existed in 1985. No expansion of these inns will be allowed.

#### ISSUE: Nature and Intensity of Commercial Development

#### Objective 10:

Commercial development shall be of a nature (use), scale, intensity and design that integrates with both the immediate neighborhood and the Town as a whole.

#### Policies:

- 10.1 The intensity of commercial development shall be greater on the west side of Washington Street than on the east side.
- 10.2 Higher ratios of tourist commercial business will be allowed on the west side of Washington Street than on the east side.
- 10.3 Commercial buildings on the east side of Washington Street shall have lower height limits and be smaller in scale than those on the west side.

#### ISSUE: Old Town Preservation

#### Objective 11:

To conserve the character, scale and atmosphere of Old Town.

#### Policies:

- 11.1 The Town will continue to review the design of all new construction in Old Town to insure that the design is in character and scale with Old Town.
- The Town will limit the types of commercial uses in Old Town to 11.2 those businesses which are local serving and compatible with the residential character of the area.

- The Town will limit the amount and intensity of commercial development in Old Town by placing specific land area and square footage limits on commercial activity.
- Future expansion of commercial enterprises including expansion of existing uses shall be limited to resident serving businesses.
- 11.5 Commercial development in Old Town shall be limited to those properties which have frontage along Washington Street.
- The Town will not allow the conversion of existing residential structures or portions thereof in Old Town for commercial uses.
- 11.7 Any new commercial use or expansion of an existing commercial use in Old Town will have to be provided in an existing commercial structure or on vacant land.
- 11.8 No new or expanded commercial development will be allowed in existing residential structures located on the property in Old Town which abuts Washington Street.
- 11.9 All existing commercial development in Old Town which is not located on a property which abuts Washington Street will not be allowed to expand and will revert to residential use if terminated or vacated.
- 11.10 Institutional and quasi-public uses such as the post office and PG&E substation are not considered commercial uses in Old Town. However, such uses are non-conforming; and the property shall revert to residential use if said non-conforming uses are abandoned or terminated.

#### ISSUE: Preservation of Agriculture and Open Space Lands

#### Objective 12:

To limit future development to the year 2000 to the lands within the 1985 Town Limits.

#### Policies:

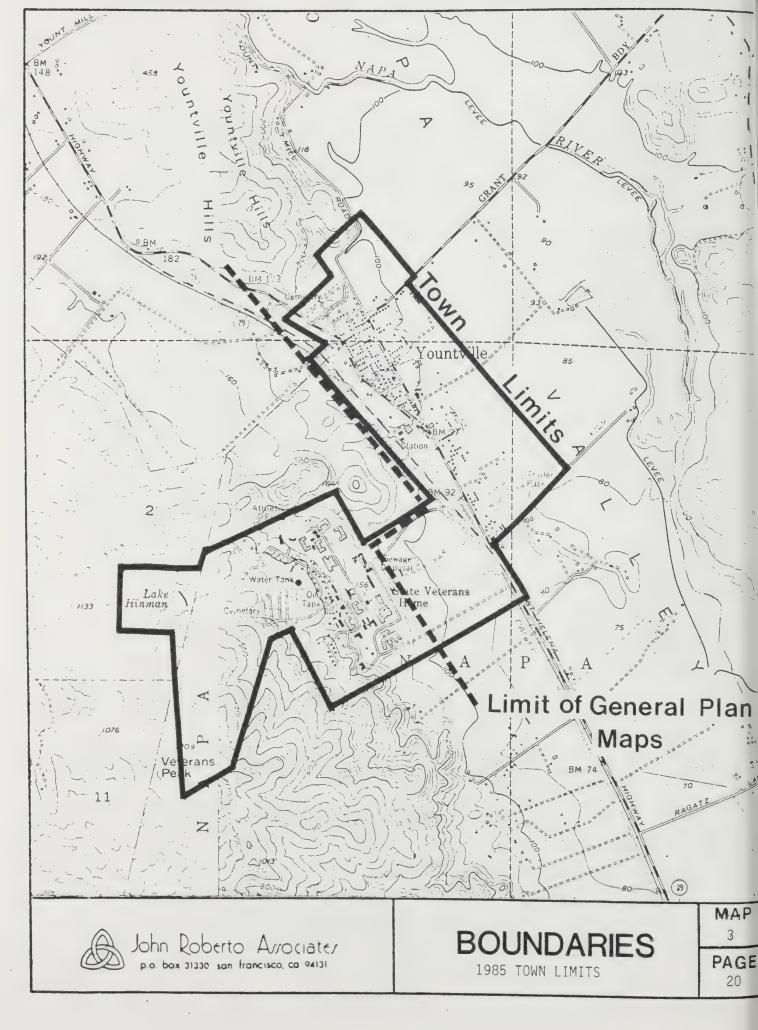
- 12.1 The Town will not initiate or approve any proposal to expand the Town Limits beyond the 1985 boundary at least until the year 2000. (See Map 3)
- 12.2 The Town's water and sewer systems will be improved and expanded if necessary to accommodate planned development with the 1985 Town Limits.
- 12.3 The Town will not provide water or sewer connections to proposed developments outside the 1985 Town Limits.

#### Objective 13:

To protect the Hopper Creek environs from development intrusion.

#### Policies:

13.1 The Town will continue its efforts to create and maintain an open space corridor along the Hopper Creek Channel.



13.2 The present creekside setback along Hopper Creek shall be reviewed and expanded if deemed necessary to preserve the creek and provide adequate room for a bicycle/pedestrian path.

#### Objective 14:

To establish a buffer zone of compatible nonintensive uses between developed areas and agricultural lands in order to effect a logical visual transition to agricultural lands.

#### Policies:

Vacant properties along the Town limits will be required to have less intense levels of development on those portions of the land adjacent to the agricultural lands outside the Town Limits.

#### ISSUE: Community Facilities

#### Objective 15:

To maintain, improve and expand the Town's urban infrastructure in a manner which is consistent with the land use and other elements of the general plan.

#### Policies:

- 15.1 The Town will continue to require the undergrounding of all utilities in new developments, and may initiate a program for undergounding elsewhere in the community.
- 15.2 The Town's water supply and water service system will be kept at a level adequate to accommodate development possible under the General Plan.
- 15.3 The Town will initiate and pursue rehabilitation programs to reduce the amount of infiltration into the sewer system. Otherwise the Town may have to increase its sewage pumping and treatment capacity to handle wet weather flows.
- 15.4 The Town will continue to encourage roadway designs which are rural in nature, no curb or gutter, provided that such an approach will not result in any local flooding hazards. This policy may not be available within the flood zone.

#### ISSUE: Community Hall

#### Objective 16:

To provide a community hall or facility which meets the needs of Yountville residents and to some degree the business community.

#### Policies:

- 16.1 The Town will initiate a study to determine the needs which a community hall should meet, and will evaluate the adequacy of the existing hall and site in meeting the identified needs.
- 16.2 The community hall shall continue to be located in an area which is central to Yountville residents.

#### ISSUE: Park and Park Lands

#### Objective 17:

The Town will continue to plan the location of park and recreation facilities so that they are for the use of residents and not too accessible to tourists.

#### Policies:

- 17.1 New residential development may be required to include small miniparks which meet the needs of neighborhood children and offer some variety to the theme of other neighborhood miniparks.
- 17.2 In recent years the Town Council has gone a long way in creating new parks and ensuring that they are distributed spatially throughout the community. No new large parks are planned at this time, but the Town plans to continue to develop a long linear park with bikeway and pedestrian path along the Hopper Creek Channel.
- 17.3 The Town will continue its programs with the Veterans Home which allow for Yountville residents' use of the swimming pool and other recreation facilities at the home.

#### ISSUE: Yountville - Veterans Home Connections

#### Objective 18:

California Drive and its associated bikeway and pedestrian path will be the primary physical linkage between the commercial and residential areas of Yountville and the Home.

#### Policies:

18.1 The Town has significantly improved access for Veterans Home residents by the new bus service. The Town will continue the bus program.

#### F. IMPLEMENTATION

The California Government Code Section 65860 requires that a "county or city zoning ordinance shall be consistent with the general plan of the county or city. A zoningordinance shall be consistent with a city or county general plan only if: (1) the city or county has officially adopted such a plan, and (2) the various land uses authorized by the ordinance are compatible with the objectives, policies, general land uses, and programs specified in such a plan." In a related action, the legislature amended the state Subdivision Map Act, requiring that tentative and final maps not be approved unless the design and improvement were found to be consistent with applicable specific and general plans.

Uses must be consistent with all elements of the general plan and not just the land use element and map. (The law is unclear whether the uses must be consistent with only the required elements of the general plan.) For there to be a finding of consistency the plan must be complete. In addition, the plan must be "an integrated, internally consistent and compatible statement of policies for the adopting agency."

Consistency is measured by three parameters: use, boundaries, and time.

- 1. The zoning ordinance should be considered consistent with the general plan when the allowable <u>uses</u> and standards contained in the text of the zoning ordinance tend to further the policies in the general plan and do not inhibit or obstruct the attainment of these articulated policies.
- 2. The <u>boundaries</u> of land use areas on the land use map are intended to be flexible and land uses not specifically shown on the map may be consistent if they are small in area and if they are consistent with the written goals and policies of the plan.
- 3. As discussed, a use must not preclude ultimate achievement of the goals and policies at the planned <u>time</u>. A use may not be permitted prematurely in an area reserved for future development even if it is consistent with the land use map. It must also be consistent with the objectives and policies as well.

The following measures would be necessary to implement the goals, policies and objectives the proposed 1985 General Plan Amendment.

### Code Revisions

The top priority for implementation would be a complete revision of Yountville's Zoning Ordinance and Zoning Map in order to insure consistency with the amended general plan. The revision will require a rewrite of the residential, Old Town and commercial zoning districts, as well as revisions to the Creekside and Flood combining districts. The LDRPD, MDRPD and CZPD districts should be eliminated, and the zoning ordinance should be structured so as to contain one planned district zone which could be utilized in any district to provide some flexibility in development standards. Accordingly no residential zone would give any property owner the right by zone to do cluster development.

Portions of the code which could remain unchanged include the Inclusionary Zoning, Second Unit Ordinace, Condominium conversion ordinance and sign ordinance. The appeals and processing procedures should be reviewed but may not have to be modified.

## Subdivision Ordinance

It has been some years since the Town's Sibdivision Ordinance has been reviewed and updated to conform with the Subdivision Map Act. The Town at present has no grading permit requirements, therefore uncontrolled grading and fill can occur on any parcel in Town without a permit. Furthermore the Town could inact additional impact fees to have the developer cover the costs to the community that are directly attributable to the development.

#### Resolutions

The Town should develop general guidelines to provide direction as to how both commercial and residential developments can be designed to integrate with the scale, character and pace of the community. This resolution would supercede the detailed guidelines contained in the Town Model.

#### HOUSING ELEMENT

#### A. INTRODUCTION

The State of California requires that each community's general plan contain a housing element which is guided by the State housing objectives.

## Those objectives are:

- 1. Provision of decent housing for all economic segments of the population, regardless of race, sex, marital status, ethnic background, or other arbitrary factors.
- 2. Provision of a wide choice of housing opportunities.
- 3. Development of a balanced residential environment with access to community facilities and adequate services.

The Town of Yountville adopted in 1975 a housing element which set forth housing goals, objectives, and policies for the community. In 1981 the Town revised its 1975 Element. State law requires that an updated, revised element be prepared every five years, the first revision by January 1, 1985. Accordingly, Yountville has now undertaken the necessary research for updating its needs analysis and has reviewed and revised its short- and long-term housing programs as required by State Law. The Housing Element in the context of the entire General Plan will provide at least partial resolution of the Town's identified housing needs. At the same time Yountville intends to protect its small-town character and appearance, its sense of community, and its natural and historic setting.

#### B. FINDINGS OF HOUSING NEEDS ANAYLSIS

Population and housing characteristics as well as assumptions used to determine housing needs are contained in the Housing Needs Analysis. (Appendix A of this amendment)

- 1. Population growth, very high between 1970 and 1975 (10.2%), slowed between 1975 and 1980 (1.9 percent yearly). This rate has slowed even more between 1980 and 1984 (1.4 percent yearly growth).
- 2. The growth between 1985 and 2000 is estimated at 125 persons per year.
- 3. Past, Present, and Projected Populations:

	1970	1975	1980	1984	2000
Yountville	854	1360 1429	1538 1355	1626 1428	3420 1408
Group Quarters	1478	1429	1377	1420	1400
Totals	2332	2769	2893	3054	4828

- 4. Present median age for males in Yountville is 64.8 years and for females is 58.9 years. This includes the Veterans Home.
- 5. Four hundred seventy-three persons living in town are over 65 years of age (32 percent of the Town's population).
- 6. Seventy-nine percent of the residents of Yountville are white. Eleven percent are Spanish surnamed. All others total 10 percent.
- 7. Ninety-four persons had work disabilities in 1980 while 36 persons were unable to use public transportation because of their disabilities. Yountville's recent bus service includes facilities to accommodate the handicapped.
- 8. Group quarters in Yountville hold 47 percent of the Town's population. Both the Veterans Home and the Napa Valley Adventist Retirement Home are included in this figure.
- 9. Household size has decreased to 1.99 persons per household. This is a decline from 3.63 in 1970 and 2.12 in 1975.
- 10. There were 771 households in 1980 and approximately 876 in December 1984.
- 11. Elderly persons head 42 percent (325) of all Yountville households.
- 12. Women head one-third (259) of all households. Twenty-six of these have children and no spouse. Half of these (13) are Spanish-surnamed women.
- 13. Twenty households (2.6 percent) in Yountville were overcrowded in 1980 having more than 1.01 persons per room. Large families (five or more persons per household) comprised 4 percent of the households (32); ten of these households were renters.
- 14. Agriculture employed 106 persons in Yountville in 1980. Farmworkers as a group are largely unidentified. However, it is our understanding that most of the farmworkers are Spanish-surnamed. Examining data on Napa County, Spanish surnamed persons are the poorest (42 percent below poverty), the least educated (55 percent with no high school diploma), and have the highest percentage of renters (63 percent) of any sizable group.
- 15. There are few local facilities for providing shelter for the homeless. However, the Napa County Social Services Department and the American Red Cross provide housing for emergency cases, as does the Salvation Army, the Catholic Social Services Agency, and the Napa Ministerial Association. Locally the Seventh Day Adventist and Roman Catholic Church do provide temporary shelter for the homeless.
- 16. Between 1970 and 1980 home prices went up about 350 percent while incomes rose only 200 percent.
- 17. Income levels of Yountville residents are among the lowest in the County. Four hundred thirty households (56 percent of total) were considered low or very low income.
- 18. Eighty-six percent of very low income renters were "overpaying" (more than 25 percent of income) for housing in 1980. Thirty-nine percent of low income and 12 percent of moderate income renters were also overpaying.
  - Among homeowner households surveyed, 50 percent of very low income households paid more than 25 percent of their income for housing.

- 19. Sixty-five percent (499 households) were owner occupied. Thirty-five percent (271 households) were renter occupied.
- The price of new homes sold between 1980 and 1984 averaged \$158,500. The price of homes resold in the same period averaged \$87,850.

  Rents in the Yountville area have gone up dramatically. The median rent paid in 1980 as reported by the Census was \$254. A six-months survey completed in December 1984 of units for rent showed the advertised median rent to be \$525.
- 21. According to the State, a "tight" housing market has a vacancy rate of less than 6 percent. Since Yountville's rate at the time of the Census was 2.4 percent, it could be considered a "tight" housing market.
- 22. Thirty-six percent of Yountville's housing stock is mobile homes. Thirty-four percent are single-family dwellings. Eleven percent are condominiums, and 19 percent are structures with two or more units.
- 23. Twenty-nine homes were identified in 1980 as needing rehabilitation, repairs, or replacement.
- 24. There are now 128 acres of undeveloped land in Yountville. If the present zoning is continued, approximately 608 units could be built on those lands. Other zoning plans could increase or reduce the total.
- 25. The most important constraints to affordable housing in Yountville are the high cost of land, high finance costs, and the cost of construction in the Flood Zone.

## C. ANALYSIS OF 1981-1984 HOUSING PROGRAM

The housing program contained in the 1981 Housing Element was designed to stimulate the construction of new housing units for Yountville's low and moderate income families as well as maintain the existing stock of lower cost housing in Yountville. The Town was very successful in its effort to maintain the existing stock of lower cost units, but did not have a huge success in constructing new affordable units for the community's low and moderate income households.

Rental housing and mobile homes were identified as the types of dwelling units which best meet the needs of the Town's local low and moderate income households. Yountville inacted a condominium conversion ordinance which prohibited the conversion of rental units to condominiums if the rental stock in Town fell below 36 percent of the total housing stock. The new ordinance has literally terminated proposals for condominium conversions. The Town also inacted a Mobile Home Park Ordinance (MHP) and zoned the land occupied by the two mobile home parks accordingly. The only residential units allowed in the new zone are mobile homes. This action precluded the land owners' option of selling or developing the property for some other residential use, and secured housing for the residents in the 317 mobile homes.

The construction of new affordable housing units was not as successful. The Town in conjunction with Rural California Housing Corporation and Farmer's Housing Administration utilized the HUD 235 (revised) program to construct eight new single family homes for low income households. The Town also worked with the City of Napa Housing Authority to have the HUD Section 8 rental assistance housing program extended to Yountville. The work was completed in 1984 and now four local low income households are receiving rental assistance.

The Town adopted a second unit housing ordinance which allows for the construction of small second units in all existing single family residential areas. Since the ordinance adoption in 1984, four new second units have been constructed.

The Town's Housing Program also called for giving density bonuses and higher density to developments which provided a minimum of 15 percent of the total units for low and moderate income households. The Town processed two major residential developments under this program and was unable to realize one dwelling unit which would be affordable to a local targeted household. As a result the Town has abandoned its efforts to obtain affordable housing through higher density zoning and incentives.

Instead the Town adopted an inclusionary zoning ordinance which requires all developments of five or more units to provide 15 percent of the units for low and moderate income households. The Town also set up a housing apportunity fund to develop seed money for future low and moderate income housing efforts. The fund has already raised \$55,000.00.

The Town over the last three years pursued its 1981 housing program vigorously with mixed results. Therefore the 1985 Housing Element establishes new objectives and policy, and a five year housing program which the Town believes will have better results than the last program. Table 1 shows the 1981 Yearly Program Objectives and Table 2 shows the results since the adoption of the 1981 Program. The programs listed in Table 1 and the majority of the programs in Table 2 were totally dependent on the federal government for findings. The Town's inability to achieve many of its objectives from 1981 to 1985 was due to the lack of federal funding. As can be seen in Table 2, local programs conserved more housing for low-income families and households than did the programs dependent on federal funding.

Table 1
YEARLY PROGRAM OBJECTIVES
(in number of units)

PROGRAM	YEAR					
	1981	1982	1983	1984	1985	
CHFA REHAB	0	5	5	5	5	
FmHA Sec. 523	0	8	0	0	0	
HUD Sec. 8	0	0	40	40	40	
HUD 221(d) (3)+(4)	0	0	0	20	0	
HUD 235 (revised)	0	0	8	0	0	
FmHA 502	0	0	0	1	0	
FmHA 504	0	0	10	10	10	

Table 2
1981-1984 PROGRAM ACCOMPLISHMENTS
(in number of units)

PROGRAM	YEAR					
	1981	1982	1983	1984	1985	
CHFA REHAB		ac els	map while			
FmHA Sec. 523	oot 660		-mi +10	rap ess		
HUD Sec. 8	00 MI	max max		4		
HUD 221(d) (3)+(4)						
HUD 235 (revised)			8			
FmHA 502						
FmHA 504						
Mobile Home Park		317				
Second Unit Ord.	mp 400			5		

The following sections contain the Town housing policies and objectives, 5-year housing program and the adequate sites analysis.

## D. ISSUES, OBJECTIVES AND POLICIES

ISSUE: Preservation and Development of Affordable Housing

#### Objective 1:

To maintain existing and develop new affordable housing units.

#### Policies:

1.1 The Town recognizes that the housing assistance needs of Yountville's low and moderate income residents are a public as well as private responsibility. The Town will continue to actively assist Yountville's very low and low income families, senior citizens, and handicapped residents in securing decent housing and a suitable living environment.

- 1.2 The Town of Yountville will require new developments in the Town with a density of 5 or more units per acre to provide a range of unit types and sizes and lot designs which minimize the cost of housing development.
- 1.3 The Town will work with the City of Napa Housing Authority to provide rent assistance and other housing programs for Yountville's targeted residence workers.
- 1.4 The Town will support efforts which are designed to reduce development costs, interest rates, and other housing financing costs.
- 1.5 The Town will continue to encourage the use of self-help housing programs which provide tools, information, and training to homeowners to enable them to rehabilitate and maintain their property.
- 1.6 The Town will not allow the conversion of rental units to condominiums if the conversion will displace very low, low or moderate income households or such conversions reduce the rental stock to a figure lower than 36 percent of the entire available housing stock.
- 1.7 The Town will continue efforts to maintain mobile home parks as affordable residential housing through discouraging rezoning of the MD-MHP zone. The two mobile home parks shall be retained and protected from transition to conventional housing by maintaining the MD-MHP district which permits housing exclusively for mobile homes.
- 1.8 The Town has adopted a second unit ordinance to create smaller housing units which should increase the number of units available to low and moderate income households.
- 1.9 The Town will develop by ordinance a housing opportunity fund which will be used to create seed money or assistance money for larger very low, low and moderate income housing projects.

## Objective 2:

To preserve affordable housing in areas of the Town which will be rehabilitated or redeveloped.

- 2.1 Where the public provides rehabilitation loans at below market interest rates to lure loans, the Town will protect very low, low and moderate income household renters by regulating the amount by which rents can be increased to offset the costs to the landlord of the rehabilitation.
- 2.2 The Town will not allow the conversion of residential units to commercial uses in areas of the Town designated for residential use. In areas planned for non-residential uses, any conversion of an existing residential use or residential building shall require 'like' replacement in a residential area. 'Like replacement' means a dwelling unit which can be affordably occupied by the income level of the household displaced.

## ISSUE: Housing Opportunities for All Economic Segments of the Community

#### Objective 3:

To provide a broad range of housing choices in Yountville.

#### Policies:

- 3.1 The Town should attempt to maintain an owner/renter ratio of 65%/35%.
- Condominium conversion will not be allowed when the number of renter units drops below 35% of the available housing stock.
- 3.3 The Town will encourage housing developments which provide affordable single family detached homes.

#### Objective 4:

To provide a broad range of housing choices in Yountville.

#### Policies:

- 4.1 The Town will leverage private sector funds through the utilization of local, state, and federal housing programs as a means of providing housing assistance for low and moderate income families.
- 4.2 The Town will require mixed residential and commercial developments in its commercial zoning district. Each commercial development will be required to provide residential units at below market rate prices or pay an appropriate in lieu fee which will be placed in the housing opportunity fund.
- 4.3 The Town will continue to encourage and provide a mechanism for allowing second units in some existing owner-occupied single-family areas.
- 4.4 The Town will continue to actively seek sources of funding through governmental programs and private financing to meet the housing needs of its very low, low and moderate income households.
- 4.5 The Town will continue to encourage the construction of smaller sized single family detached residential units and rental housing.
- 4.6 Any developer who provides very low, low and moderate income dwelling units shall enter into a written agreement with the Town or its designee to guarantee the continued use and availability of these units.

## Objective 5:

To insure that below market rate units are located in a healthful residential environment and do not deteriorate the quality of life in exsiting residential neighborhoods.

- Below market rate units should be designed to harmonize with other residential structures and units in the development or existing in the area.
- Below market rate units should be generally dispersed throughout a development as opposed to segregating these units in one part of the residential development.

When below market rate units are provided in a development, the mix in number of bedrooms per dwelling unit for the below market rate units should be similar to that of the rest of the development.

## ISSUE: Preservation and Rehabilitation of Yountville's Deteriorated Housing Stock

## Objective 6:

To rehabilitate and maintain Yountville's deteriorating housing stock.

#### Policies:

- 6.1 The Town should work with a county-wide Housing Authority to seek funds for rehabilitation from local lenders, non-profit organizations, and governmental agencies.
- 6.2 The Town shall encourage owners of deteriorated housing units to rehabilitate their dwellings.
- Building permit fees which discourage rehabilitation should be adjusted downward to promote the rehabilitation of existing housing.
- 6.4 The Town should utilize Section 104(f) of the Uniform Building Code which allows repairs and alterations to be made to historic buildings without conformance to all requirements of the Code when authorized by the Building Inspector.

## ISSUE: Energy Conservation

## Objective 7:

To promote energy efficient housing in existing and future developments.

#### Policies:

- 7.1 The Town will encourage energy conservation in the design or modification of units as a way of lowering the costs of living in a home.
- 7.2 The Town will encourage innovative housing design and orientation techniques that favor energy efficient site planning.

## ISSUE: Housing Needs of Special Groups

#### Objective 8:

To provide housing for the existing and projected farm worker population in Yountville and the surrounding area.

- 8.1 The Town will encourage and work with the County of Napa and other upvalley jurisdiction to develop a housing program to meet the housing needs of permanent and migrant farm workers.
- 8.2 The Town will support development plans for expansion of the county's agricultural industry when such plans include housing for the industry's farm workers. The Town will encourage the County of Napa and the agricultural industry to develop more on-site farm labor housing.

8.3 The Town should continue to provide its fair share of housing for farm workers.

#### Objective 9:

To meet the housing needs of the elderly, households headed by single parents, handicapped persons, minorities, and the homeless.

#### Policies:

- 9.1 The Town shall promote and encourage housing developments which meet the special needs of the elderly, handicapped, and households with children headed by a single parent.
- 9.2 The Town shall encourage fair housing practices and initiate procedures to ban discrimination in housing based on race, age, sex, family size or marital status.
- 9.3 The Town will continue to support the California Veteran's Home with their efforts toward providing decent and affordable living accommodations for veterans.
- 9.4 The Town will protect the MD-MHP zoning district through disapproving proposals that could result in displacing mobile home residents.
- 9.5 Yountville will work with local community groups and organizations to develop an ongoing program for providing temporary shelter for the homeless.

## ISSUE: Fair Share of Very Low, Low, and Moderate Income Households

## Objective 10:

To continue Town efforts to provide for the needs of existing very low, low and moderate income households, while encourage other jurisdictions, including the County of Napa, to provide more housing for very low and low income households. At present, 56% of Yountville's households are very low or low income while the county-wide average is 32%.

## ISSUE: Housing Development and the Environment

#### Objective 11:

To develop the limited available land in a well-planned and timely fashion, keeping in mind the Town's housing objectives as well as the environmental constraints to development.

- 11.1 The Town will not approve housing developments which provide affordable or below market housing at the expense of significant deterioration of local environment and the quality of life in the planned and surrounding neighborhoods.
- 11.2 It will be difficult for Yountville to construct very low, low and moderate income units on vacant lands within the flood plain due to the cost of meeting the requirements for flood insurance.

## E. HOUSING IMPLEMENTATION PROGRAM

## 1. Existing Programs

Yountville has initiated a number of housing and housing-related programs as well as passing new ordinances designed to maintain the Town's largest supply of affordable housing.

## a. FmHA Section 523

In 1983, Yountville completed a Self-Help Housing Project which resulted in the construction of eight new single family homes for low and moderate income families. Under this program, direct loans to individuals of low and moderate income will be provided to finance the self-construction of their homes (sweat equity).

The interest rate varies on the loan according to the applicant's adjusted family income. Although the loans have no maximum ceiling, the size of the housing unit must meet FmHA requirements, be modest in design and cost, and must be owner occupied. Prospective homeowners participating in the project will work together to build their homes under the direction and guidance of Rural California Housing Corporation.

Target Group: Very low, low and moderate income farm worker families.

## b. Home Ownership and Home Improvement Loan Program

The Town of Yountville in 1980 made application to participate in the above referenced home improvement and rehabilitation program. The application was accepted and approved by the state, but the bonds necessary to supply the funds were never sold.

Under this program, the California Housing Finance Agency sells bonds to provide rehabilitation money, including monies for home purchase before rehabilitation. The monies are placed in a bank and the bank accepts and reviews application for loans. Loans authorized by the bank are provided at below market interest rates to low and moderate income households.

Target Group: Low and moderate income households; provides money for rehabilitation of housing stock.

# c. Small Cities Block Grant (Public Facility)

The Town of Yountville has applied in 1982 and may apply again in 1985 for the funding for the rehabilitation and expansion of the Town's water distribution system and water supply. The increased water supply is needed to meet the anticipated needs of the year 2000 population.

Construction of the system will remove an existing barrier to the construction of new housing and housing for below market rate households.

Target Group: All households in Yountville.

The Town also applied in 1983 and may apply again in 1985 for funds to construct a flood control barrier around the floodplain portion of the community. The barrier, if constructed, would protect the 317 mobile homes in the mobile home park from flooding and will remove an existing

barrier to the economics of building targeted income dwelling units on lands within the Flood Zone.

Target Group: Very low, low and moderate income households.

## d. Medium Density Mobile Home Park (MD-MHP) Ordinance

In July of 1980, Yountville adopted the MD-MHP Ordinance which only allowed mobile home parks in lands so zoned. Then in 1981, the Town zoned the land occupied by the two existing mobile home parks MD-MHP. Through this action, Yountville assured the preservation and maintenance of 317 existing mobile homes. This action will eliminate pressure to convert these parcels to other forms of residential development and maintain a large local supply of affordable housing.

Target Group: Elderly and moderate to low income families.

#### e. Condominium Conversion Ordinance

The Town in 1983 adopted a Condominium Conversion Ordinance which prohibits condominium conversion of the number of available rental units in the Town drops below 35% of the available housing stock, and provides for assistance to households which would be relocated by a conversion.

Target Group: Very low, low and moderate income households.

#### f. Inclusionary Zoning Ordinance

The Town adopted in 1984 an inclusionary zoning ordinance which requires a developer of 10 or more units to include 15 percent of the project for low and moderate income households. The developer is given the option to pay an in lieu fee. The ordinance also places restrictions on the resale or long term rentals for targeted units.

Target Group: Low and moderate income households.

#### g. Second Unit Ordinance

The Town adopted in 1984 a second unit ordinance which allowed the majority of single family lots in the Town to have a small second unit. The unit cannot be larger than 600 square feet.

Target Group: Elderly, farmworkers and low and moderate income households.

### h. Revised C-1 Ordinance

In 1983 the Town amended its C-1 zoning district to require residential units to be mixed with commercial development. Units could be built at a density of 12 units per residential area. Developments which do not include residential units are required to pay an in-lieu fee.

Target Group: Low and moderate income renter households.

#### i. Clinic Ole

In 1983 a local health clinic which provided low cost health care to very low and low income households and farmworkers was forced to vacate its location in unincorporated Napa County. The Town of Yountville revised

its public facilities zone, provided architectural assistance and processed a design review application, at no expense to Clinic Ole, in order to have the clinic relocated to Town owned property adjacent to the Town Hall. As a result the clinic did not have to terminate its services to the needy.

Target Group: Napa County farmworkers and very low and low income households.

## 2. Planned Programs (1985-1990)

Yountville's Housing Program for the period 1985 to 1990 is tailored to meet the housing needs of the local community and those working in the surrounding agricultural area. Yountville will draw upon local, State and Federal resources where available, but relying also on the Town and private sector initiated programs.

The Housing Program will focus on the needs of the various segments of Yountville's population with priority given in the following order:

- Assistance to very low, low and moderate income households who are presently overpaying; that is, contributing over 25% of their income to housing related costs.
- o Very low, low and moderate income households living in substandard units and/or in units needing rehabilitation.
- o Housing assistance to persons employed in Town and the surrounding agricultural community.
- o All segments of the population who are being affected by rising housing costs or housing discrimination.

## a. State and Federal Programs

The Town shall maintain close liaison with the appropriate federal and state housing assistance agencies. The implementation of these programs is totally dependent on the availability of federal and state funds.

Opportunities for rental and home purchase assistance as well as rehabilitation funds shall be sought through the Department of Housing and Urban Development, Farmers Home Administration, and the State of California. Programs which appear to be workable in Yountville include the following:

## 1) Lower Income Rental Assistance (HUD Section 8)

HUD makes up the difference between what a lower income household can afford and the fair market rent for an adequate housing unit. No eligible tenant need pay more than 25% of adjusted income toward rent. Housing thus subsidized by HUD must meet certain standards of safety and sanitation, and rents for these units must fall within the range of fair market rents (including utilities) as determined by HUD. This rental assistance may be used in existing housing or in new construction, or in substantially rehabilitated units. Different procedures apply in each case.

The Town will contact the City of Napa Housing Authority to see if they will administer a Section 8 program for Yountville.

Target Groups: Very low, low, moderate income renters including elderly, handicapped, families.

# 2) <u>Multifamily Rental Housing for Low and Moderate Income Families</u> (HUD) Section 221(d) (3) and (4)

To help finance construction or substantial rehabilitation of multifamily (5 or more units) rental or cooperative housing for low and moderate income or displaced families, HUD conducts two related programs. Both insure project mortgages at the FHA ceiling interest rate. Projects in both cases may consist of detached, semi-detached, row, walk-up, or elevator structures. The insured mortgage amounts are controlled by statutory dollar limits per unit which are intended to assure moderate construction costs. Units financed under both programs may qualify for assistance under Section 8 if occupied by eligible low income families.

Currently, the principal differences between the programs are two: HUD may insure 100% of total project costs under Section 221 (d) (4) irrespective of the type of mortgagor; and statutory unit limit mortgage amounts are less for Section 221 (d) (3) than for Section 221 (d) (4).

Section 221 (d) (3) mortgages may be obtained by: public agencies; nonprofit, limited-divident or cooperative organizations; private builders or investors who sell completed projects to such organizations. Section 221 (d) (4) mortgages are limited to profit-motivated sponsors. Tenant occupancy is not restricted by income limits, except in the case of tenants receiving subsidies.

Target Group: Moderate income renters employed in Yountville and surrounding area.

# 3) Homeownership Assistance for Low and Moderate Income Families (HUD Revised Section 235)

Since this program establishes mortgage limits (\$32,000-\$44,000) for funding eligible households, it can only be used to assist purchasers of units that are provided by a developer at below market prices. Through this program, HUD insures mortgages and makes monthly payments to lenders to reduce interest as low as 4%. The homeowners must contribute 20% of adjusted income monthly mortgage payments and may make a down payment of 3%-20% of the cost of the acquisition.

Target Groups: Low and moderate income owners.

# 4) Homeownership and Rehabilitation Loans (FmHA Section 502)

The major portion of FMHA's housing assistance is provided under this basic home ownership loan program. Loans provided under this program may be used to purchase an existing structure or a newly constructed one, or to build, rehabilitate, or relocate a single family dwelling.

To qualify, applicants must be without decent, safe, and sanitary housing and must have an adequate repayment ability for the loan. Both low and moderate income families are eligible; however, below market interest rates (called "interest credits") are available to low

income families only. Upon sale of a home, borrowers who received interest credits approved on or after October 1, 1979, must repay FmHA for a portion of the subsidy received. This repayment is known as "recapture" and is a system of dividing the sales proceeds between the owner and the government. The percentage of funds to be repaid to the government varies according to the number of months the loan has been outstanding and the average interest rate paid by the borrower-seller.

Target Groups: Low and moderate income farm workers.

## 5) Home Repair Loans and Grants (FmHA Section 504)

Loans and grants are provided under this program to make housing safer and healthier for occupants. For example, the addition of cooking and/or toilet facilities, or the repairing of roofs or structural supports are frequently carried out under this program.

These loans carry a 1% interest rate for 20 years, with a maximum loan amount of \$5,000. Loans for less than \$2,500 need only be evidenced by a promissory note. Outright grants are also given to persons age 62 or older whose income is so low that they cannot repay the costs of the improvement, provided such improvement is necessary to make the dwelling safe, and not simply for cosmetic purposes.

Target Groups: Very low, low and moderate income households needing rehabilitation funds.

## 6) Technical Assistance for Self-Help Housing (FmHA Section 523)

The FmHA self-help program involves the cooperative work of groups of families to provide a major portion of the labor required in the construction of their homes. Mortgage credit is made available under the regular Section 502 program and includes interest credits. In addition, FmHA can make grants to qualified public bodies and private nonprofit groups to organize and assist families in utilizing the self-help process. Expenditures which can be covered by these self-help, technical assistance grants include hiring construction supervisors to work with families, making essential equipment such as power tools available to participating families, and paying fees for training self-help group members in construction techniques of other professional services.

Target Groups: Low and moderate income owners.

## b. County Programs

At present, the County of Napa does not operate any county-wide housing programs in which Yountville can participate. Yountville will petition the County to set up a committee of representatives from jurisdictions of local government and a support technical advisory committee. The purpose of the committee will be to identify and discuss county-wide housing issues and to recommend a county-wide program to deal with the regional housing needs and problems.

At present, Yountville appears to be housing a larger share of very low or low income households (not including the Veterans Home) than other jurisdictions in Napa County. Based on the 1980 Census, 32% of the households surveyed had incomes less that 80 percent of the county-wide median household income. However, 56 percent of the households in Yountville had incomes less that 80 percent of the county median household income.

Yountville hopes that the programs recommended by this committee will provide housing opportunities for targeted income households in other communities in addition to Yountville. This should create a better housing balance throughout the county.

## c. Town Initiated Programs

The Town of Yountville will consider the following programs as a means of providing new housing opportunities for low and moderate income families and for rehabilitating the Town housing stock.

## 1) Apartment Opportunity Zone

The land use element of the general plan includes a map delineating parcels of land which allow for an increasing density up to 16 units per gross acre if apartments are constructed. The General Plan contains an Apartment Opportunity Zone Map which allows higher densities for an apartment complex at specified locations. Each apartment complex must provide at least 40% of the units at a rent affordable to low and moderate income households. There will also be a provision in the ordinance which requires the owner to provide for the targeted income groups over an extended period time of 15 to 20 years.

Target Group: Low and moderate income households.

#### 2) Housing Opportunity Fund

A housing opportunity fund will be established to provide seed money for other federal and state housing programs. Revenues will be generated from in-lieu fees received from new commercial and residential developments. The funds could be used to purchase land for new construction starts or other housing opportunity programs.

Target Group: Very low, low and moderate income households.

#### 3) Barrier Removal

Another program funded by in-lieu fees could be a Town sponsored program to promote accessibility of the handicapped to areas of the community that are presently inaccessible. This will include barrier removal, construction of ramps, wider entrances, and low railings for those in wheelchairs, etc. The Town will also seek other sources of funds for this program.

Target Group: The handicapped.

## 4) Temporary Shelter Program

The Town will work in coordination with the County of Napa in efforts to pull together local church and civic groups to formulate an ongoing program for providing temporary shelter for the homeless. The program will identify shelter sites, establish a group or committee to be responsible for the program, set up an operating procedure and provide a mechanism whereby the public is easily informed of the Town's shelter program.

Target Group: Victims of emergency, low income travelers, migrant farmworkers.

## 5) Bed and Breakfast Unit Control Program

The Town has established guidelines which prevent the rental of existing residential units for overnight lodging. The Town intends to develop a program to enforce this ordinance.

## 2. Housing Programs Objectives and Available Sites Inventory (1985-1990)

## a. Yearly Program Objectives

The Town of Yountville will strive to achieve the objectives shown in Table 4.

Table 4
YEARLY PROGRAM OBJECTIVES
(in number of units)

PROGRAM	YEAR					
		1985	1986	1987	1988	1989
CHFA REHAB FmHA Sec. 523	0	0	5	5	5	5
HUD Sec. 8	4	10	10	20	20	20
HUD 221(d) (3)+(4)	0	0	20	0	0	0
HUD 235 (revised)	0	0	8	0	0	0
FmHA 502	0	0	15	15	0	0
FmHA 504	0	0	10	10	10	10

## b. Adequate Sites Inventory

The land inventory undertaken as a part of the 1985 Housing Element revision found that there are adequate sites to accommodate the ABAG Dwelling Unit Projection for Yountville for the period 1980 to 1990 (998 units). The Town constructed 212 dwelling units from 1980 through December 1984. Table 5 summarizes the findings of the sites suitable for residential development analysis. A detailed site by site analysis is contained in Appendix B.

Table 5
ADEQUATE SITES INVENTORY\*
(Period 1985-1990)

zoning/perm housing ty		number of acres	density range (units/acre)	dwelling unit capacity
single fami	ly	87.14	5-10/ac <sup>1</sup>	530
multiple-fa and renta		23.76	16/ac <sup>2</sup>	257
manufactur housing	red	-0-		
residential redevelopm potential	ent	-0-		
currently non-resider	itial	33.5	5/ac	168
other:	the density	figures partment overlay z	cond units, which ca	
Total		120 69	5 16	530 882

Total 120.69 5-16 530-882

## c. Projected Housing Needs (1980-1990)

ABAG's ten year housing projection for Yountville is 998 dwelling units. As indicated in the previous section, Yountville has adequate sites to accommodate the projected housing number. However during the five year period 1980 through 1984 only 212 dwelling units were constructed in Yountville, and there are no large residential applications pending before the Town in 1985. Accordingly the Yountville Town Council believes that the ABAG housing needs projected is greatly overstated, and Yountville does not expect to have 786 additional dwelling units constructed over the remaining five year period. Furthermore, it will be impossible for the Town to meet ABAG's 1990 housing needs number for very-low and low-income families without adequate funds being supplied by the federal government. Even with adequate funding, it is questionable if there is a demand for the number of units projected by ABAG over the next five years given Yountville's regional location and limited employment opportunities.

Table 6 shows Yountville's local share of the regional housing needs as projected by ABAG.

<sup>\*</sup>Much of the land is in the flood zone and is expensive to improve for development.

Table 6
COMPARISON OF BUILDING ACTIVITY WITH A.B.A.G.'S PROJECTED HOUSING NEEDS
(1980 - 1990)

Income	Local	Projection of Share of Housing Needs	Housing Units Built in	Number of Units	
Level	Number of Units	Percentage of Total	Yountville 1980-1985	Needed 1985-1990	
Very Low	279	30%	0	279	
Low	190	19%	8	181	
Moderate	190	19%	2042	326 <sup>2</sup>	
Above Moderate	339	19%	2.07	720	
Total All Levels	998	100%	212	786 <sup>3</sup>	

<sup>&</sup>lt;sup>1</sup>Based on 1982 Land use Summary and Yountville building activity 1982-85. Unit count for 1984 and 1985 were based on permits issued by December 1984.

# d. Program Summary

Table 7 is a summary of Yountville's 1985-1990 Housing Program. The specific actions that will be taken and the time frame for implementation are all shown in the table.

<sup>&</sup>lt;sup>2</sup>The affordability of many of the units built or being built was not available.

<sup>&</sup>lt;sup>3</sup>This figure represents ABAG's total share (998) minus what will have been built (212).

Table 7: PROGRAM SUMMARY

	PROGRAM	SPECIFIC ACTIONS	FINANCING	RESPONS. FOR IMPLM.	TIME FRAME
Α.	Housing Preservation Rehabilitation Loan Program	<ol> <li>Advertise availability of program</li> <li>Identify houses in need of rehab.</li> </ol>	FmHA Sec 504 CHFA Rehab Sec 8- Mod. Rehab.	Town/NHA	1987-1990
В.	Cost Assistance/Affordability				1005 1000
	1. Rental Assistance Program	Town expects NHA to continue to coordinate the program	HUD Sec 8	Town/NHA	1985-1990
	2. Mortgage Assistance Program	Town to request NHA to coordinate the program	HUD 235, 221(d)(4) FmHA 523 Sec 8 New Sec 235 Rent Assist. Mort Assist.	Town/NHA	1986-1990
	3. Fee Waiver for Low/Moderate Income Housing Projects	Council Resolution	N/A	Town	1985
C.	New Construction				
	1. Self-Help Housing Project	Town identifies sites for future self- help projects	FmHA 523	Town	1986-1988
	2. Apartment Opportunity Zone	Town identifies sites, writes zone and zones property	Town	Town	1985-1986
	3. Housing Opportunity Fund	Town establishes fund by resolution	Town	Town	1985
D.	Accessibility Removal of barriers to the handicapped	Identify specific projects	In-lieu fees + other sources	Town	1985-1989

NOTE: Detailed descriptions of the programs and the target groups benefitting are discussed in the Housing Programs section.

NHA = Napa Housing Authority

#### F. FURTHER CONSIDERATIONS

## 1. Updating the Housing Element

Yountville intends to review and amend the Housing Element in 1989. The update will include an evaluation of the Town's progress in meeting its housing needs and objectives, and a revision of the housing program, if warranted. These adjustments will reflect any changes in housing or population characteristics, market condition, land availability, and housing needs which may require reordering of priorities.

## 2. Consistency with other General Plan Elements

The goals and policies of this Housing Element are consistent with the goals and policies of the 1985 Yountville General Plan amendment.

Housing objectives related to the provision of new construction of very low, low and moderate income housing units can be accommodated by new general plan densities. The Adequate Sites Analysis (in the Technical Appendix) evaluates the development potential of each major vacant parcel in Yountville. Considerations are given to the environmental constraints of each site, open space objectives, transportation, and support facilities, in determining the adequacy of these sites for development and the provision of low and moderate income housing.

### 3. Environmental Review

An environmental impact report was prepared on the 1985 General Plan Amendment which includes the updated and revised housing element contained herein. The EIR will be circulated for the mandatory 30 day review period and a public hearing will be held on the environmental document before its certification.

#### CIRCULATION ELEMENT

#### A. INTRODUCTION

The circulation element of the general plan is most closely aligned with the land use element. State planning law provides that all elements of the general plan must be consistent with one another. Accordingly, the circulation element by design and policy must provide for the projected transportation network needs of planned land use.

This circulation element has been prepared in response to the goals, policies and objectives set forth in the land use element.

#### B. EXISTING CONDITIONS

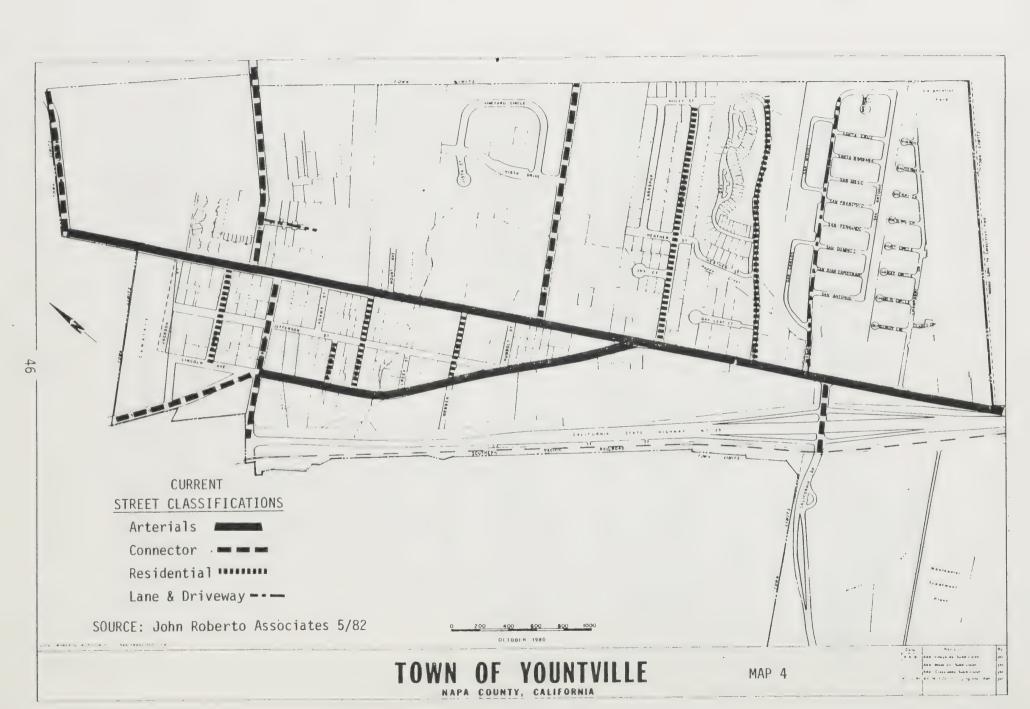
#### 1. Circulation System Description

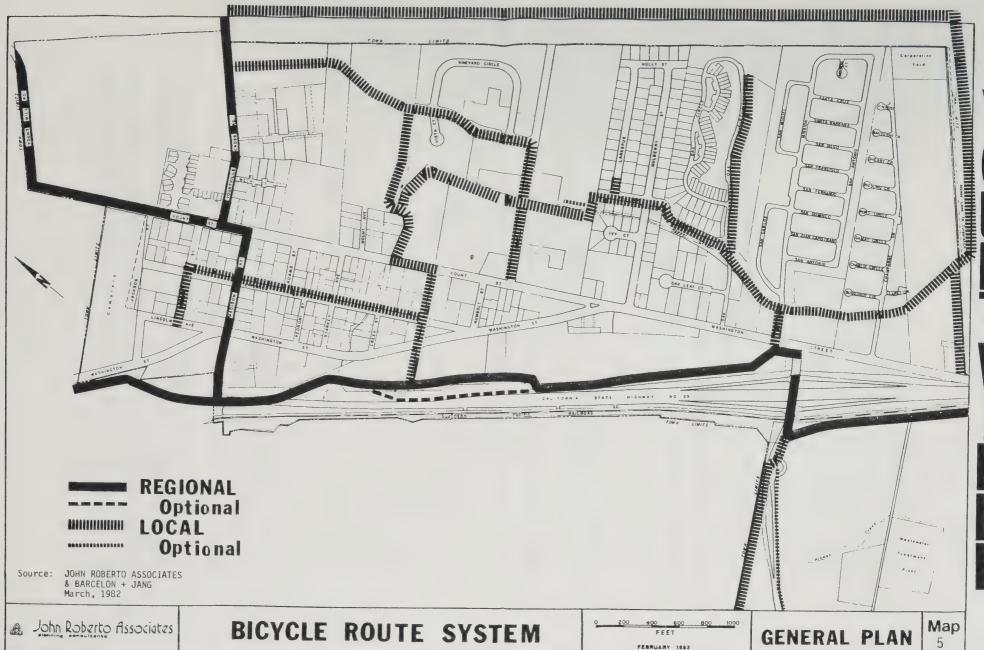
The existing system of streets in Yountville falls into four basic categories; major arterials, connector streets, residential streets, and rural lanes and driveways. (See Map 4) The Town's bikeway system is not yet complete but large segments of the system are under construction. At present, there is an adopted Bikeways Plan which, when implemented, will provide separate and marked right-of-ways for regional and local bicyclists. Only portions of streets such as Yount and Washington have sidewalks for residents. (See Map 5)

The primary arterial in Yountville is Washington Street. It is a two-way street with parking provided on either side, south of Mulberry Street. North of Mulberry Street, Washington is a two-lane road without parking spaces designated on the street. Yount Street is a secondary arterial which collects and carries local residential traffic, and serves the school and Town Hall. Yount Street is a two-lane road with on-street parking designated on either side along portions of its right-of-way.

The connector streets include: Madison, California Drive, Yount Mill Road, Yountville Cross Road, Finnell, and the northern extension of Washington Street. The connectors link adjoining outside areas with Yountville and thus chiefly serve as gateways into and out of the Town.

The residential category of streets include streets such as: Adams, Pedroni, Webber, Mulberry, Oak Circle, etc. They chiefly serve the needs of those living along them and do not accommodate through traffic. The exception would be the residential streets in Old Town which link the two arterial streets.





The fourth category of streets are the small rural lanes, such as Mesa Court and driveways, such as Mission and Champagne Drive which are very narrow and primarily serve as vehicular access roads to the residential units located thereon. These roadways generally don't carry any traffic beyond the residences they serve.

## 2. Existing Traffic Circulation Conditions

Twenty-four hour traffic count data collected between April and May, 1982, indicates that the California Drive/Washington Street system carries the highest weekday and weekend traffic. Yount Street is second, followed by Madison and Yountville Cross Road. Within the Old Town area, the Humboldt/Jefferson/Washington areas have heavier weekday and weekend traffic than other streets in Old Town.

The capacity of a street system to handle traffic volumes is based on the ability of critical intersections to handle traffic volumes and turning movements. Based on the twenty-four hour traffic volumes, the capacity of the most heavily travelled streets in Yountville would be determined by the ability of the Yount/Washington Streets and California Drive/Washington Street intersections to handle this traffic. A critical intersection analysis conducted at these two intersections found that they are presently operating at service level A during the weekend day peak hour (1-2 p.m.).

Based on the twenty-four hour traffic volume counts and the critical intersection capacity analysis, there is no congestion on Yountville's streets at the present time. However, there are many driveways along Washington Street north and south of the 'Y' which provide access to parking areas for commercial and residential development. Left turn movements to enter and exit these driveways disrupt and congest traffic on Washington, especially during the peak hour on weekdays and weekends. In addition, cars entering the tourist area of town, use the Washington/Humboldt/Yount linkage when searching for a place to park. This circulation pattern creates additional congestion in the vicinity.

The street grid making up the residential sector of Old Town has no provision for discouraging cross traffic. Though Madison carries most of this traffic, any of the other streets, such as Monroe, Starkey, Webber, or Humboldt could do as well. This means that, at times, traffic will use this street grid to get from Yount to Washington Street and vice-versa.

The lack of an auxiliary service lane for slower moving shopping traffic encircling the core of the commercial sector of Yountville means that tourist traffic has to mix and compete for lane space with local and through traffic on Washington and Yount streets. The result is a disruption to both tourist and local traffic.

Jefferson Street, like Washington and Yount Streets, was designed to carry north-south traffic through Yountville. However, Washington and Yount Streets are better situated for this role in that they have fewer interruptions from cross streets and are continuous. (Jefferson dead-ends at the cemetary.) Jefferson, as a third north-south through traffic carrier, is not realistic and is ill-suited for this purpose.

## 3. Parking

Yountville's primary parking problem is situated in the commercial core in the vicinity of the Washington/Yount Street 'Y'.

Both parking lots and on-street parking spaces in Yountville's commercial area function as one large parking lot. At present, whether a person parks either on the east or west side of Washington Street is not determined by their destination, since shoppers cross back and forth across Washington Street, but by the first available space a driver sees. Consequently, parking in the commercial area is inter-related and spaces could be provided off-site without disrupting traffic flows.

On an average weekend day, during peak demand hours, the parking lots are full, but there is some vacant space on nearby streets to accommodate overflows. Continued growth in the commercial area will overburden the existing available off-street parking spaces and increase the demand for on-street space. As a result, traffic congestion will increase as drivers mill about looking for parking space. Therefore, any commercial expansion must be accompanied by an increase in off-street parking spaces.

Expansion of the Vintage 1870 complex or the addition of some other commercial enterprise on the west side of Washington Street should be required to provide parking on the west side to reduce pedestrian crossings. In addition, a bus area should be designated west of Washington Street to eliminate the need for tourist buses to park on the dirt lot at the northeast corner of Mulberry and Washington Streets.

Bus parking areas provided should not eliminate any existing off-street parking stalls or be provided in place of future off-street parking stalls. The bus area should be large enough to accommodate peak hour bus arrivals.

## 4. 1975 General Plan Projections

Maximum buildout allowed under the provisions of the 1975 Yountville General Plan Land Use Element, and the current Zoning Ordinance would significantly increase traffic over that existing today. For example, weekend day traffic on Washington Street between Mulberry and California Drive could increase from 6,900 trips per day to 21,300. California Drive between Washington Street and Highway 29 could increase from 6,400 trips per day to 22,800. At maximum buildout residential development could generate an estimated 5,700 weekday trips and tourist commercial development 9,750 weekday trips. Overall weekend day traffic levels would generally be higher. Based upon the maximum development assumption and the projected weekend day traffic volumes the following roadway improvements would be necessary to accommodate traffic associated with the 1975 plan. Washington Street would have to be widened to four lanes south of Mulberry and three lanes north of Mulberry to Madison Street. It is also possible that Washington north of the 'Y' would have to be widened to four lanes. Likewise, California Drive between Washington and Highway 29 would have to be four lanes. Traffic signals may also be necessary along Washington Street at California Drive, Mulberry, Yount and Humboldt Streets; also at California Drive and Highway 29 and Yount and Humboldt Streets. All freeway ramps at California Drive would have to be reconstructed to accommodate increase in traffic. Angle parking as encouraged in the general plan would further congest traffic flow.

#### C. CIRCULATION CONCEPT

Yountville's circulation element is based on a desire to preserve the natural, rural and small town character of the community. Accordingly the Town's transportation network will be designed to accommodate both local and visitor traffic, but traffic will not be allowed to visually dominate or dictate the quality of life in the community.

It is the intention of the Town to maintain the residential character of all streets in the community with the exception of Washington Street, and that portion of Madison Street west of Washington Street. Yount Street will be reclassified from an arterial to a residential connector. The circulation network will be designed to offer strong pedestrian and bikeway alternatives to the automobiles. The roadway system will be designed to continue visitor traffic to Washington Street as much as possible. The Town may consider the creation of a new residential connector street east of Yount and Washington Streets which will connect in a circuitous manner the various residential areas of the town between Yount Cross Road and the mobile home parks. Heather Street and Holly Street appear to be the most logical streets to extend. Heather and Holly will only be extended north of their intersection with Larkspur Street.

The Town does not wish to increase the number of arterials and connector streets over those which exist at present. Furthermore the Town wishes to maintain all streets as two-way, two-lane streets. The only exception might be Washington and Madison Streets, and California Drive.

The Town will preserve the rural character of existing and future streets by not requiring sidewalks, curbs and gutters. The Town will use other alternatives such as pedestrian pathways situated in a landscape setting. The Town also intends to buffer the community from Highway 29 by creating a landscaped buffer along the entire length of the roadway between the Town limits.

#### D. ISSUES, OBJECTIVES AND POLICIES

The following is a list of circulation and transportation issues facing Yountville and the Town's objectives and policies related to these issues. The issues have not been prioritized in this document.

#### ISSUE: Character of Streets

#### Objective 1:

To maintain and enhance the residential quality and character of all streets in Yountville, with the exception of Washington Street and that portion of Madison Street west of Washington Street.

- 1.1 To protect the quality of life on residential streets by not allowing these streets to become traffic dominated.
- 1.2 To limit the intensity of developments which may have the potential to make a residential street traffic dominated.
- 1.3 To channelize visitor traffic away from residential streets.

## ISSUE: Traffic Circulation - Level of Service

## Objective 2:

To separate local and tourist traffic to the maximum extent possible.

#### Policies:

- 2.1 Washington Street will continue to be the primary traffic carrier for visitor traffic and the entire town.
- Yount Street shall be reclassified as a residential connector, and the Town will attempt to limit Yount Street to residential traffic.
- California Drive and Madison Street will continue to be the primary roadway access points to Yountville.
- Heather Street will be extended to the north and south so as to serve as a circuitous residential connector.
- 2.5 Heather and Holly Streets north of the DeVita subdivision appear to be the best routes for linking Yountville's residential community.

#### Objective 3:

To maintain all roadway intersections within the Town at a level of service 'C' or better.

#### Policies:

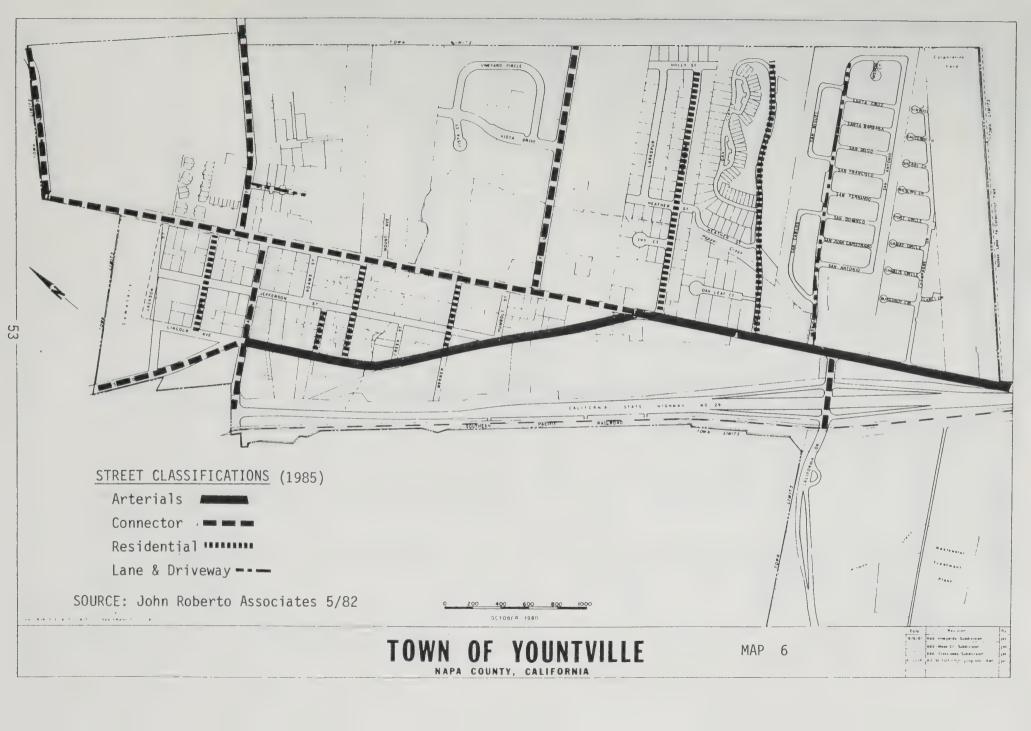
- 3.1 The level of service will be maintained by regulating the intensity of development throughout the community.
- 3.2 All new major developments or subdivisions will be required to submit information to the Town as to their effect on the level of service at impacted intersections.
- 3.3 The Town may allow the level of service to drop below 'C' if the deterioration is only for a short duration of time and occurs infrequently.

#### ISSUE: Preservation of Rural Character of Streets

## Objective 4:

To discourage through traffic on residential streets and preserve their quiet rural charm.

- 4.1 Use landscaping, traffic islands and limited street closures to direct traffic flow away from residential areas.
- 4.2 The roadway network for new large developments or subdivisons should only show street connections to identified residential connector streets or arterials. (See Map 6)
- 4.3 The traffic generated and distributed by all new projects must be within the traffic limits implied by Yountville's street classification system.
- 4.4 All roadway improvements must be designed to preserve and enhance the rural character of Yountville streets.



## ISSUE: Alternative Modes of Transportation

#### Objective 5:

Yountville will continue to improve and expand its bikeway system as shown on Map 7.

#### Policies:

- 5.1 To separate to the maximum extent possible automobile and bicycle traffic.
- 5.2 To minimize the use of local streets for regional bicycle traffic.
- To provide a separate direct regional bikeway through the Town which minimizes intrusion into local residential areas.
- 5.4 To create a separate local bikeway network.
- To insure that all development is consistent with Yountville's adopted Bikeway Plan.

## Objective 6:

Yountville will continue to maintain and expand its pedestrian way system.

#### Policies:

- Yountville's pedestrian way system is intended to link residential areas with local community destination points (i.e. parks, schools, town hall and commercial areas).
- 6.2 Sidewalks and walkways will be considered in new residential projects but may not be mandatory.
- 6.3 Local bikeways and pedestrian ways will be combined when feasible.

# Objective 7:

To maintain and improve, if possible, local and regional bus service.

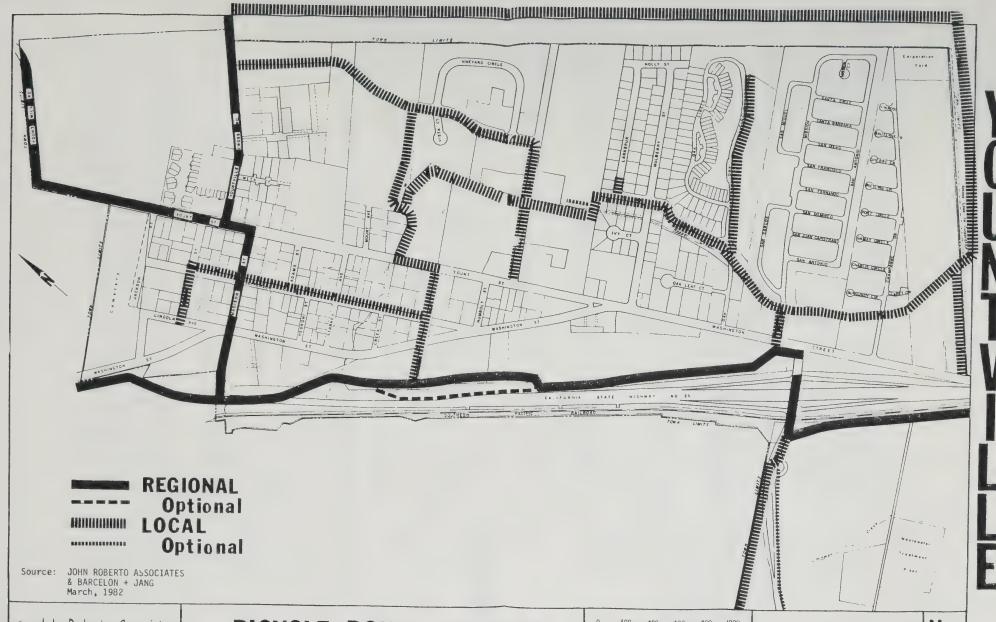
#### Policies:

- 7.1 Yountville will continue to provide local bus service to the entire community including the Veterans Home, if economically feasible.
- 7.2 Yountville will continue to support efforts to maintain regional intracity and town bus service provided by Greyhound.
- 7.3 The Town will continue to support all efforts to keep the Yountville Greyhound station in operation.

# ISSUE: Existing and Future Traffic Congestion

# Objective 8:

To improve upon existing traffic circulation in the commercial core of the 'Y'.



& John Roberto Associates

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BICYCLE ROUTE SYSTEM

FEET FEBRUARY 1982

**GENERAL PLAN** 

Мар

#### Policies:

- 8.1 To improve traffic circulation along Washington Street by reducing the number of driveways serving existing and planned commercial and residential development.
- The Town may consider a third traffic lane on Washington Street both north and south of the 'Y'.
- 8.3 Angle and perpendicular parking will not be allowed on Washington Street. The only on-street parking will be parallel parking.
- 8.4 The Town may allow automobile signs in the commercial core to direct tourist traffic to Highway 29.

## Objective 9:

To improve future traffic circulation and safety at the Madison Street/Highway 29 intersection.

#### Policies:

- 9.1 All new development which may impact the Madison/Highway 29 intersection may be required to participate in the cost of improving said intersection.
- 9.2 The Town will request that Caltrans work with the Town to adopt a specific plan to improve circulation and safety at the intersection by 1990.

## Objective 10:

To improve existing and future traffic circulation and safety at the Washington Street/California Drive intersection.

#### Policies:

- 10.1 To maintain, if possible, Washington Street and California Drive as two lane roadways.
- 10.2 To allow lane expansion in the vicinity of the intersection if such expansion will improve circulation and safety.

## Objective 11:

To maintain and improve roadway, bicycle and pedestrian connectors with the Veterans Home.

- California Drive will be the primary and only roadway link between Yountville's residential and commercial areas and the Veterans Home.
- 11.2 Additional connectors will be made to the pedestrian and bikeway system at Veterans Memorial Park to provide alternative routes to the Town's commercial and residential areas.
- 11.3 The Town should continue to cooperate with the Veterans Home to provide bus service to the Town's residential and business community.

## ISSUE: Parking

## Objective 12:

To review and update the Town's parking ordinance to reflect current trends in automobile size and use.

#### Policies:

- 12.1 The Town may consider alternatives to requiring each business to provide its required parking on-site within the commercial areas. However, each site will be required to provide the parking stipulated in the Zoning Code at some location in the area. The implementation of this concept will require the cooperation of all property owners and business people in the area.
- 12.3 To identify the specific location and increase the number of parking areas for tourist buses.
- 12.4 Tourist buses will not be allowed to park on town streets or public property.
- 12.5 Bus parking areas should not eliminate any existing off-street parking stalls.

#### Objective 13:

To screen off-street parking from public view.

#### Policies:

- All parking lots will be required to be landscaped and set back from the right-of-way.
- 13.2 To accommodate parking behind structures rather than in the area between the structure and the right-of-way.
- 13.3 Trees should be used in parking lots to provide shade and break up the visual size of the lot.
- 13.4 Efforts should be made to minimize the size of parking areas. For example, two parking areas separated by landscaping and connected by a driveway are preferred to one larger lot.

#### E. IMPLEMENTATION

The following measures will be taken by the Town to implement the concept, objectives and policies of the circulation element. All implementation measures should not be undertaken at the same time, but should be completed by 1990.

#### Zoning Ordinance Rewrite

The parking requirements section of the zoning ordinance shall be reviewed and revised to implement the concept, objectives and policies of the circulation element. The parking standards should be revised to accommodate planned land use and today's smaller sized automobiles.

# Commercial Area Parking Study

The Town in cunjunction with representatives of the local business community should establish a committee to study the parking problems in the commercial area, and recommend a solution that is agreeable to all parties involved. Special attention should be given to the concept of shared parking among all businesses. The study should focus on both the core and Madison/Washington commercial areas.

# Highway 29/Madison Street Intersection Plan

The Town will request that Caltrans, in conjunction with the community, develop an improvement plan for the Highway 29/Madison Street intersection. The improvement plan shall take into consideration existing and planned land use in the Town. The plan should consider physical roadway alterations and improvements as well as methods of funding the improvements. The plan should be a detailed improvement drawing and be completed no later than 1990.

# Funding of Roadway, Bikeway and Pedestrian Improvements

All new developments which require local roadway modifications or improvements and are located on sites which are included in the bikeway and pedestrian way plans will be required to install and finance the entire cost of all these improvements.

Long term improvements expected along Washington Street, California Drive, Madison Street and Highway 29 will be financed by gas tax funds, transportation grants and other public monies. However, should the available funding not be adequate to install the necessary improvements, the Town may establish a traffic mitigation fee plan which estimates the cost of all improvements necessary to keep the level of service at 'C' and charges each new development a fee based upon the number of trips it generates to the area during the peak hour. These fees will be used to finance or pay the debt on improvements.

# Development Review Process

The Town will establish a development review process which requires all new development proposals of a medium or large scale to submit a traffic study with their applications which discusses the impact of the proposed development on the local street system, and its conformance with the circulation objectives and policies of the plan. The cost of the study will be borne by the applicant, but will be conducted by a traffic consultant retained by the Town, or as part of an EIR prepared on the proposed project.

# Capital Improvements Program

The Traffic Circulation and Parking Study prepared prior to the formulation of the 1985 General Plan Amendment contains a number of recommendations to improve on existing traffic problems. Furthermore the EIR prepared on the General Plan Amendment recommends additional traffic mitigation measures. A long term capital improvements plan should be prepared by the Town which includes a timetable for projects and recommended studies.



#### **ENVIRONMENTAL RESOURCES ELEMENT**

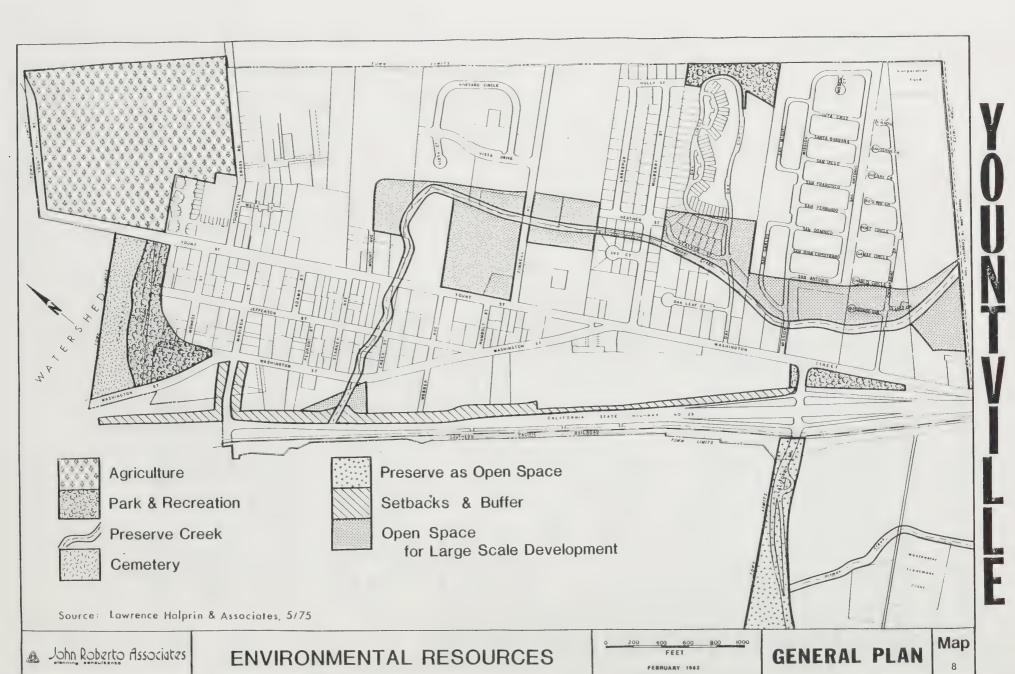
#### 1. EXISTING CONDITIONS

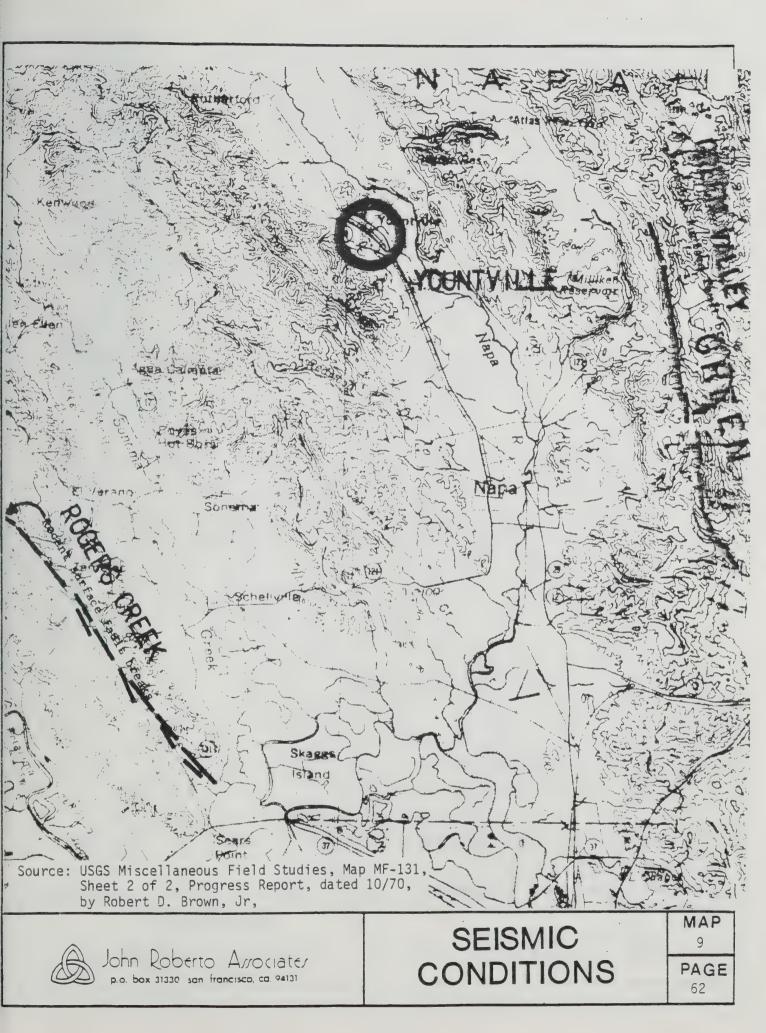
Seismic Conditions. The entire State of California lies within a Zone 3 Classification as defined in the Uniform Building Code for seismic activity. Study of aerial surveys by the United States Geological Survey\* show fault lines and areas of activity in the general Napa area. There is no indication of the state of seismic activity in the Yountville area itself. The preliminary opinion of the University of California seismic station is that the seismicity of the Yountville area is the lowest in the Zone 3 category \*\*. None of the major fault lines -- Hayward, Calaveras, San Andreas, or Healdsburg -- are near Yountville. The nearest seismic incident occurred in Vacaville and Winters over 60 years ago and in Santa Rosa on October 1, 1969 along the Healdsburg fault.\*\*\*

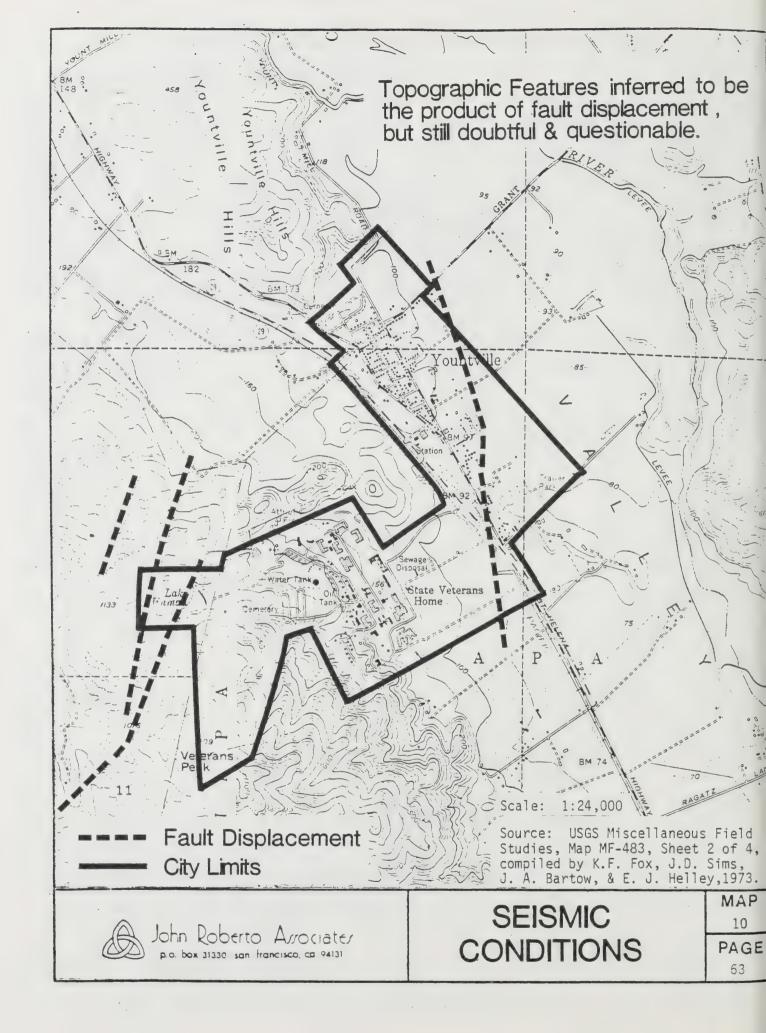
It has not been determined whether or not the fault lines in the Yountville area are active. Therefore, site studies for individual projects of any impact will be necessary to determine prudent planning and construction of buildings in relation to seismic and other geological considerations on specific sites.

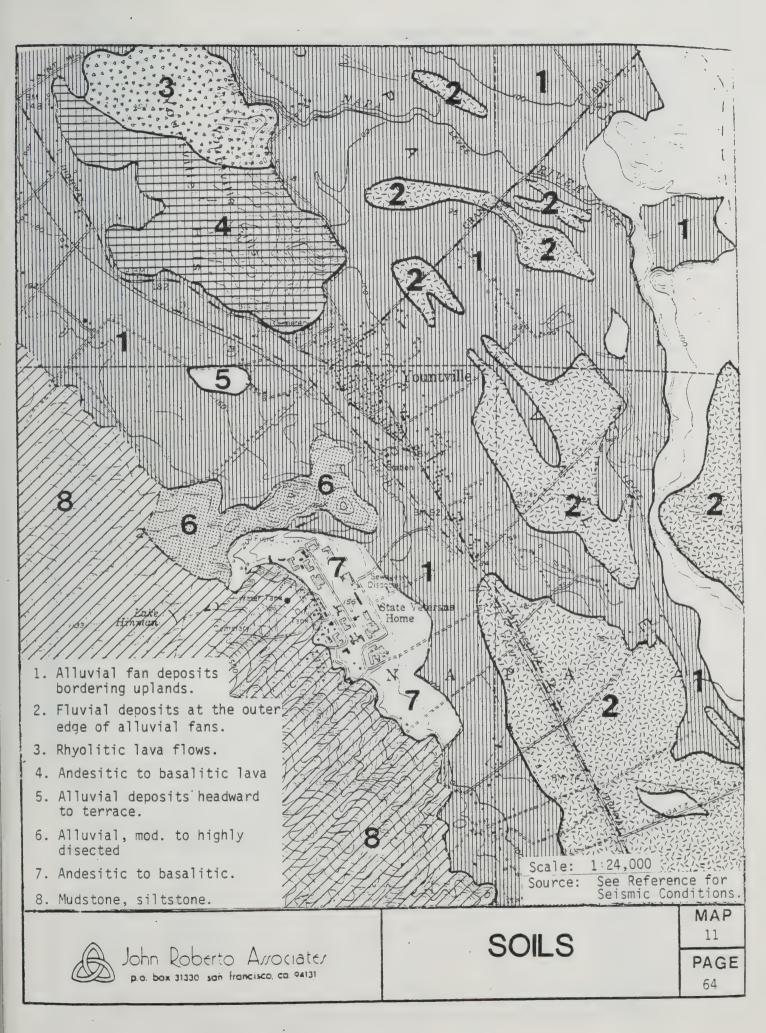
Flood Conditions. Three portions of Yountville can be considered special flood hazard areas subject to the 100-year probability due to the excessive back-up and overflow of the Napa River and Hopper Creek.\*\*\*\* They are shown on the "Flood Conditions Map."

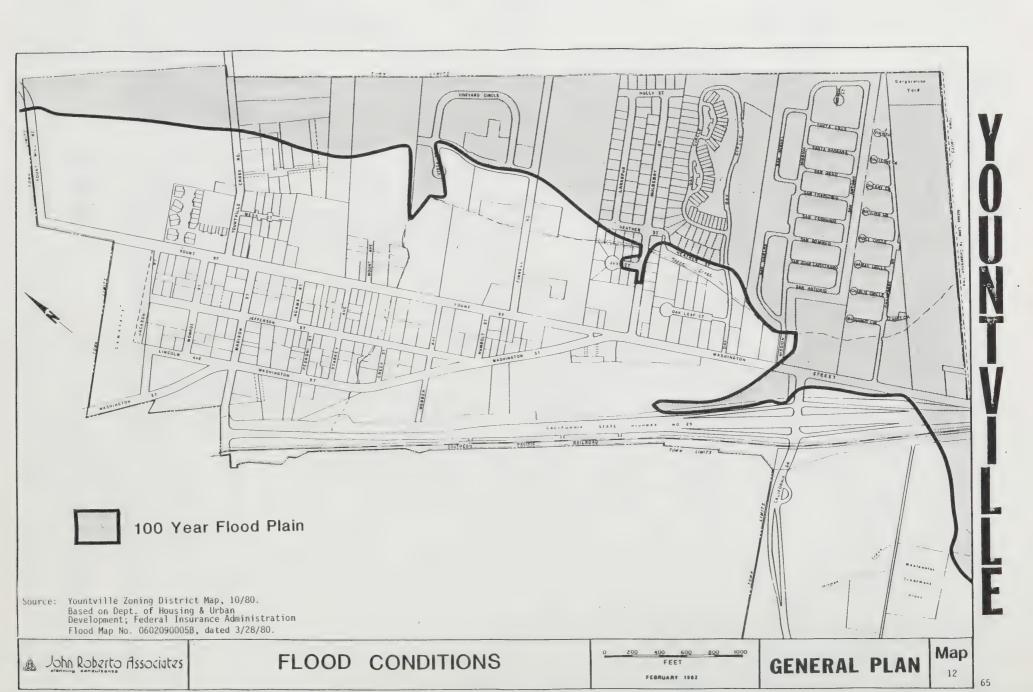
- \* U.S.G.S. Miscellaneous Field Studies, Map MF-483, sheet 2 of 4; "Preliminary Geologic Map of Eastern Sonoma County and Western Napa County, California" and Conversation with Mr. C. Winterhalder of Harding-Lawson Associates, 10/11/74.
- \*\* Conversation with Mr. Miller of the University of California seismic station, 10/11/74; and conversation with Mr. R. Heid of Heid & Heid, 10/11/74.
- \*\*\* US.G.S. Miscellaneous Field Studies, Map MF-331, sheet 2 of 2, Progress Report dated October 1970.
- \*\*\*\* Sources: "Flood Hazard Boundary Map,"
  Madrone Associates, R. Heid of Heid &
  Heid.











Open Space. There are at least five kinds of open space in and around Yountville that act together or separately to give it the rural/natural/rustic flavor that people appreciate so. They are public open space, private open space, natural open space, "bits" of open space, and the open spaces that surround the town. Beautiful and beguiling as they may be today, these varieties of open space are uncoordinated, and a number of potentials for their conservation and enhancement of people's lives have not been realized.

Public Open Space. These include the present Town Park and Cemetery, the school playfields, and the public parts of the Veterans' Home. In most cases public open space is in need of improvement of facilities and expansion in size to accommodate the additional activities suggested by the Plan.

Private Open Space. Areas that may or may not be accessible to everyone, but which contribute to the general openness and natural feeling of Yountville. Examples are Vintage 1870 courtyards (accessible); private lawns and gardens (not accessible, but visible), and orchards and vineyards in the city limits (visible but not always accessible).

Natural Open Space. Areas that have remained under-developed or under-utilized and that frequently occur in between spaces of other descriptions. Most of the course of Hopper Creek is an example.

"Bits" of Open Space. These are small areas of open space which occur around the town and which have some identity, but which are today unrelated to the other open spaces and uses of land in Yountville. Three examples are the entry from Highway 29 onto Washington Street, the site of the First Subdivision Monument in downtown, and the no-man's-land zone along Highway 29 as it goes past Yountville heading north.

Surrounding Open Space. The incredible resource of scenic areas and opportunities for experience of natural countryside that lie all around Yountville, can, with planning, be included in a widespread network of open spaces relating to each other. These include fields and vineyards, waterways, hills, and mountain vistas.

#### B. OPEN SPACE CONCEPT

Concepts for open space planning include:

- comprehensive integration of community-wide open space system with other physical development;
- realization of Hopper Creek's potentials as the natural open space "spine" linking the entire community;
- creation of landscaped buffers to separate people from parking and vehicular movement;
- expansion and enhancement of existing open space, notably the public park;
- extension of Yountville's open space network visually and/or physically to surrounding open spaces such as the cemetery, Yount Hill, and watershed lands.

By planning for open space integrally with all other physical development, Yountville can assure that the integrity of its fine environment will not be fragmented and its essence diluted and compromised into an anonymous "suburbia" that will satisfy no one.

# C. ENVIRONMENTAL RESOURCE GUIDELINES

Seismic. Although the activity of the probable fault lines in the Yountville area has not been determined, the entire state is within a Zone 3 Classification for seismic activity. Therefore, projects which will have more than ordinary impact on the environment should have adequate seismic, soils, and geologic studies as part of their preliminary feasibility planning.

Flood Conditions. Projects planned for areas shown as "special flood hazard areas" on the Flood Conditions Map and along the "flood prone area 100 year flood line" should include consideration of these conditions as part of their planning. Projects located along the 100 year flooding line should have their site elevations established above the flood profile elevation.

Open Space Guidelines. The Survey of Scenic Values Map shows the great wealth of natural, historic, and manmade resources that exist in and around Yountville for the pleasure of its inhabitants and visitors. One of the major objectives of the General Plan is to keep these values and enhance them for future generations. This can be accomplished by a comprehensive approach to planning Yountville's open space system as it should evolve over the years.

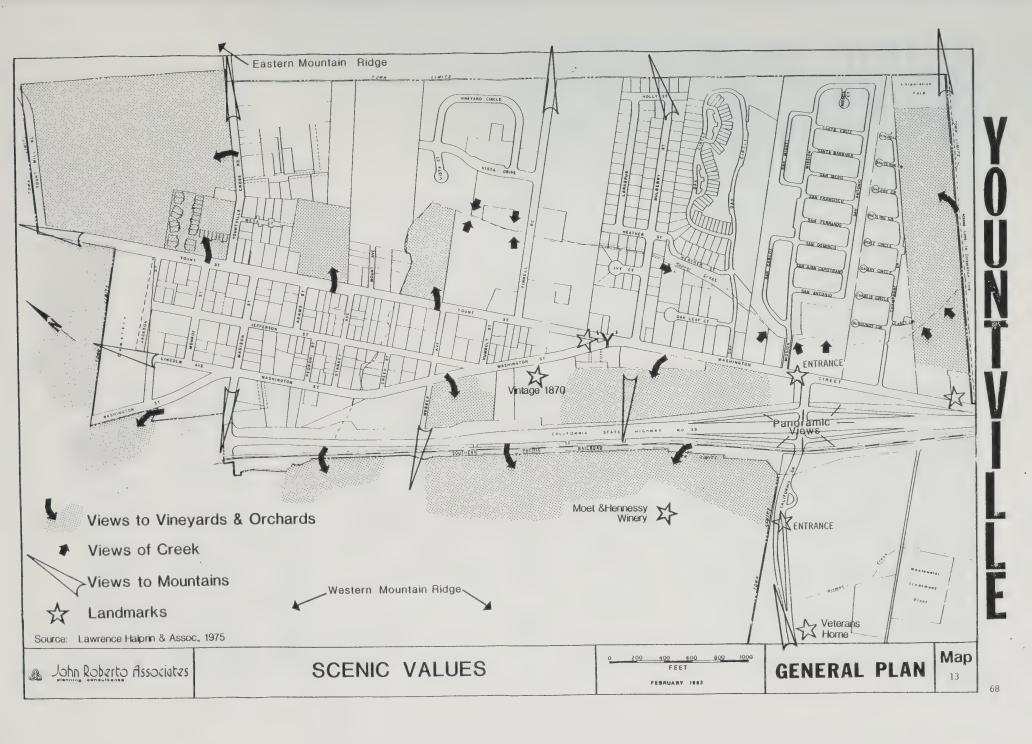
By planning comprehensively instead of piecemeal for Yountville's open space network, the community can be assured of scenic, recreational, and circulation opportunities that relate to each other and add new dimensions to one another. The whole of the system can become more than the sum of all the parts that make it up.

The Environmental Resources Map shows a proposed open space network in Yountville. Here are a series of guidelines that would allow the network to come into being:

By utilizing a major natural resource --Hopper Creek -- as the spine that connects the open space system or network of Yountville, the potentials of the system can be made available to everyone in the community.

While Yountville has a lot of open space in various uses today, it is not organized or fully utilized. Upgrading, expansion and fuller realization of appropriate uses will be needed.

Yountville's open space system should not be developed in a vacuum. It should relate to a larger network of open space.



Integration of Agricultural Open Space with Development. One of the qualities of Yountville that its citizens desire to retain if possible is the existence of vineyards and orchards in and near town. Pressures to develop do exist, however, so foresighted planning will be necessary if the town wishes to keep these agricultural preserves as part of its environmental quality. There are several alternatives that could allow this to happen.

Vintage 1870 had demonstrated that some vineyard lands can be incorporated within commercial developments. Another commercial possibility would be the combination of vineyards and agricultural lands with weekend inns or recreational retreats for visitors from urban areas.

The watershed category of the Valley zoning ordinance could be cited to maintain certain grazing lands, while permitting public recreational access to those lands. Yount Hill, for example, might be annexed and maintained as watershed land and also incorporate a system of trails for the benefit of people. Such a system could tie directly in with the open space network of Yountville and the Valley region.

Another approach would be to designate some lands within the town limits for agricultural use only, for example land in the northeast sector of the city (see Land Use Map). As part of a much larger ranch, this site lends itself easily to retention as agricultural open space. On smaller parcels, by grouping housing, some agricultural open space can be retained and combined with small-scale development.

Hopper Creek, Linking the Entire Community. Hopper Creek curves in a diagonal route through the heart of Yountville, linking at least 80% of the community together. With planned extensions of open space in the General Plan, it will serve as the "backbone" that can link the entire community's open space network. Hopper Creek is the keystone of Yountville's open space plan.

Measures will be undertaken to guarantee that Hopper Creek will be upgraded to meet its potentials as the natural open space spine for the community. In the De Vita subdivision the creek has been

channelized and buried in a concrete ditch. Measures to prevent this from happening in the future will include the ruling that no building be permitted to be constructed within a specified distance from the centerline of the creek. Existing and potential erosion problems and conditions should be checked and controlled. Weaker banks should be built up and stabilized. The form and route of the channel in its natural configuration will be preserved.

Presently access to and visibility of the creek in most places is difficult. While direct access at all points in the future may not be desirable (in order to protect more delicate habitat areas or wildlife areas), the creek will be maintained as a major visual amenity for people. Views from bridges, vista points along its route, sitting places along the creek, walking and bike trails will all be incorporated into creek access. It is estimated that at least 75% of the creek, mostly along its presently undeveloped portions, could have forms of public access. Therefore, no new construction will be allowed which reduces this potential. Also, since the creek is normally a dry bed for about six months of the year, it can become an alternative circulation route for people itself!

It is important that existing natural systems, wildlife habitats, and foliage be retained and replenished. Measures should be undertaken to preserve and bolster the natural aspects of the creek and its banks as part of all planning and projects that will impinge in the area. This can be accomplished in larger future developments by requiring minimum amounts of open space as part of the developments. and that certain portions of this open space should related to the creek. methods that could be used to bring about full use and accessibility of the creek are scenic easements to developers, purchase and ownership by the town, dedication of areas to open space purposes, zoning and land use ordinance, and mutual cooperation between public and private interests.

Eventually a chain or necklace of trails, parks, and various open space uses can evolve along the course of Hopper Creek, which will be shared by old and new residents. Since the county is considering plans to divert the flood-producing backup water of the Napa River into a parallel system, Hopper Creek could become a true natural environment asset to community, with benches and steps down to the water, paths, bikeways, boardwalks, new footbridges, and special platforms and overlooks where particularly interesting features can be observed. And the linkage of the creek with the rest of Yountville's open space and recreation network will make it a valuable environmental amenity for use by everyone.

Landscaped Buffers. In the section on circulation, the use of a heavily landscaped sculptured land form as a barrier between Yountville and Highway 29 was described. The objective of creating such a buffer is to protect the town from intrusions of all forms of pollution from the freeway, to render it as "invisible" as possible to all the senses.

There are other areas where similar buffers might be utilized to advantage, in order to differentiate land uses or screen objectionable views or other intrusions. For instance, low planted earth mounds of berms would be ideal to hide off-street parking areas from view and define the edges of these facilities. Where differing uses take place -- between vineyards and housing developments, for example -- such buffers would make the transition between uses much smoother. Buffers to screen the view of mobile home roofs would be advisable in the southern part of town. Setbacks from the street at public facilities would allow people to congregate without having to mix with street traffic. Entrances into and within Yountville can be distinctively treated with trees, landscaping and sculptured earth forms which would form gateways of a natural quality appropriate for the town. preserve the natural character of these entrances, separation will be required from neighboring uses.

Open Space Expansion. Even now, Yountville has need for upgrading of existing parks and recreational opportunities. As it grows in population, additional need for expansion will evolve.

The present city park at the confluence of Washington and Lincoln serves the needs of children, the elderly, picnickers, farm workers, holiday groups, and residents of the immediate neighborhood. There are needs for expansion and the inclusion of more possibilities for people. The children's play area, for example, is badly sited adjacent to fast-moving traffic and there is a need for more play equipment.

There are two directions in which the park can expand. Westward expansion would entail the acquisition of commercial property and a small isolated piece of. vineyard. It would also mean closing off Washington Street on the west side of the park and rerouting traffic around the east side, between the park, the cemetery, and Old Town. Eastward expansion, on the other hand, would entail acquisition of undeveloped property not presently serviced by town utilities. Streets along this side of the site have not been developed, and since they are already in public ownership, less land acquisition will be necessary. Eastern expansion would link the park visually with the cemetery and Yount Hill beyond, tying them in with the open space network of the General Plan. Therefore, eastern expansion has been selected as the more viable alternative for the purposes of the General Plan.

A more modest expansion of existing open space will be the transformation of the First Subdivision Monument at the confluence of Washington and Yount Streets by refashioning the "Y"-shaped intersection into a "T"-shaped junction. As has been noted, this will tend to relieve residential areas of the town from tourist traffic. It will also liberate more space around the monument which could be suitably landscaped as a green island entranceway into downtown.

Linkages. A vital aspect of Yountville's open space plan is the web of connections and linkages that can permit people ready access to all parts of the network. The walking and biking paths described in the circulation section are the routes that make this possible. With redeveloped Hopper Creek as the focal point, the network can fan out over Yountville and its surrounding area of the Valley to bring people into direct and pleasurable contact with their environment.

Urban Open Space. An integral aspect of the open space system is the portion of it that takes place in the Old Town section of the town. Here, the creek system will bring the natural pathway routes right into Old Town. They can be joined by bike and walking paths on the raised median of Jefferson Street, and all walkways can converge on the lively little system of plazas, squares, connections, and "leftover-between-buildings" spaces that are now developing and making Yountville such a unique and stimulating place to be. This kind of planned and unplanned, or "accidental", development of connected urban open space should be encouraged in the future.

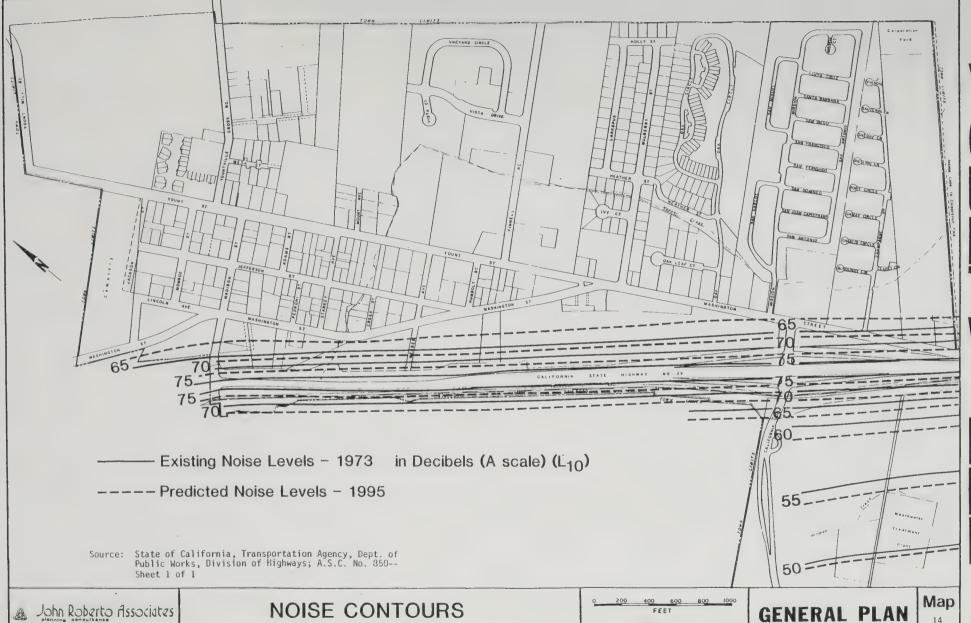
#### CONCLUSION

The guidelines of this General Plan for Yountville have emerged from the involvement of the planners with the Mayor, town council, and special advisors and consultants; from many long hours of experience, discussion, and research in the town and the Valley; and from extensive study of various alternative development futures and consequence for Yountville.

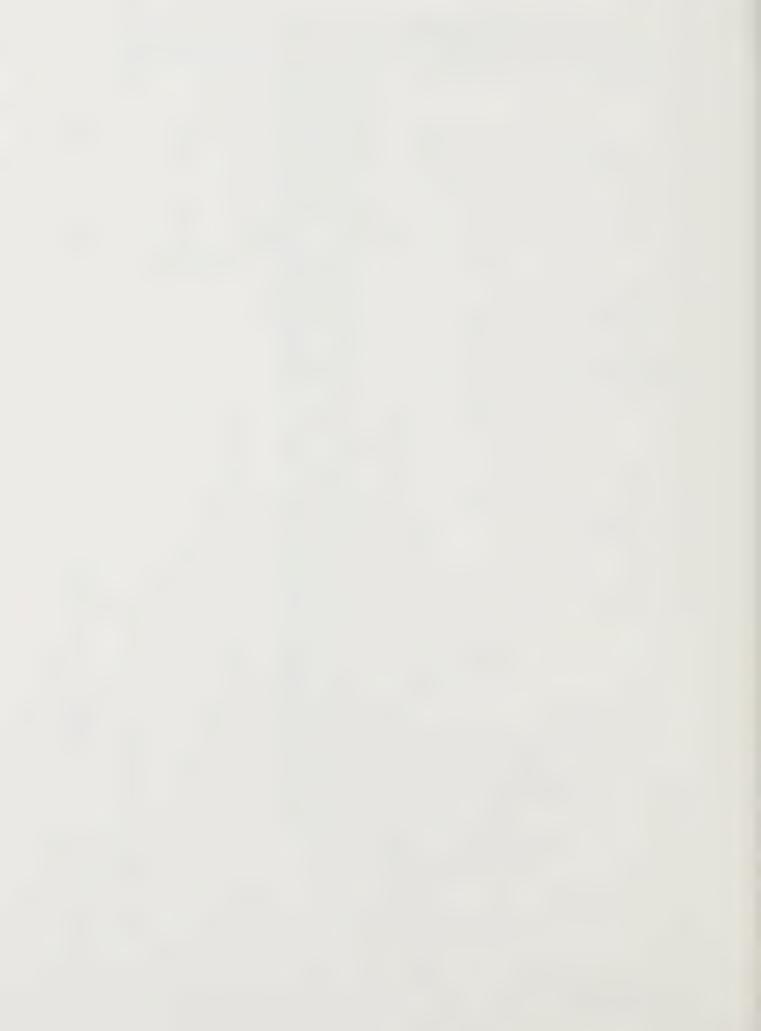
But most of all, it is the translation of the will of the people of Yountville about what they want their home to be. As such, it gives the people who will make Yountville of the future emerge as an actual physical entity and "Environmental Constitution" to guide them, for them to be responsive to in their planning and decision making.

The General Plan is a comprehensive look at what should happen in Yountville in the areas that have impact on physical change: land use, housing, open space, circulation, natural hazard conditions, and -- very importantly for Yountville -- how to conserve and enrich the great natural environment with which it is blessed. The guidelines in these categories combine to provide a direction, a creative way to make environmental decisions and plan for future change, that can help guarantee that the Yountville of the future will be as rich and satisfying, as peaceful and serene an environment for living and working in as it is to those who love it today.





FEBRUARY 1982







## APPENDIX A

# DRAFT

### HOUSING NEEDS ANALYSIS

Submitted on

January 3, 1985

Revised on

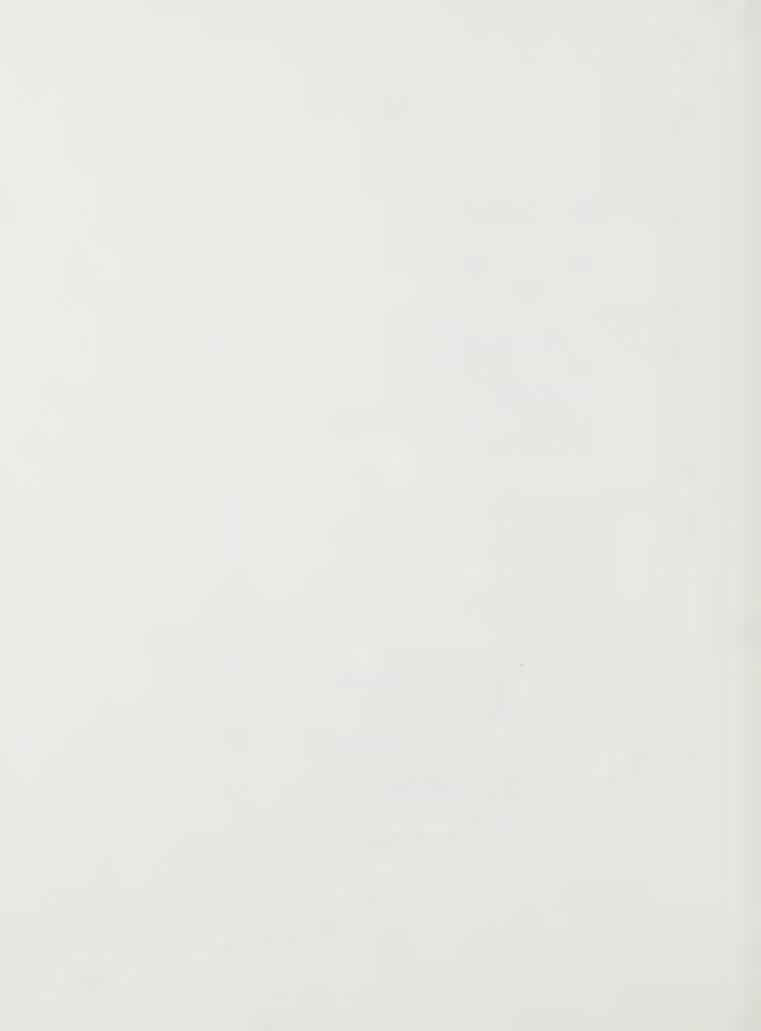
January 17, 1985

Prepared by

John Roberto Associates Golden Gate Energy Center Building 1064, Fort Cronkhite Sausalito, CA 94965

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#### SUMMARY OF FINDINGS

Population and housing characteristics, as well as the documentation used to determine housing needs, are contained in the body of this report.

- 1. Population growth, very high between 1970 and 1975, slowed between 1975 and 1980 (1.9 Percent yearly). This rate has slowed even more between 1980 and 1984 (1.4 Percent yearly growth).
- 2. The growth between 1985 and 2000 should be approximately 125 persons per year.
- 3. Past, Present, and Projected Populations

	1970	1975	1980	1984	2000
Yountville Group Quarters	854 1478	1360 1429	1538 1355	1626 1428	3420 1408
Totals	2332	2769	2893	3054	4828

- 4. Present median age for males in Yountville is 64.8 years and for females is 58.9 years. This includes the Veterans Home.
- 5. Four hundred seventy-three persons living in town are over 65 years of age (31 Percent of the Town's population).
- 6. Seventy-nine Percent of the residents of Yountville are white. Eleven Percent are Spanish surnamed. All others total 10 Percent.
- 7. Ninety-four persons had work disabilities in 1980 while 36 persons were unable to use public transportation because of their disabilities.
- 8. The group quarters of Yountville hold 47 Percent of the Town's population. Both the Veterans Home and the Napa Valley Adventist Retirement Home were included in this figure.
- 9. Household size has decreased to 1.99 persons per household. This is a decline from 3.63 in 1970 and 2.12 in 1975.
- 10. There were 771 households in 1980 and approximately 876 in December 1984.

- 11. Elderly persons head 42 Percent (325) of all Yountville households.
- 12. Women head one-third (259) of all households. Twenty-six of these have children and no spouse. Half of these (13) are Spanish-surnamed women.
- 13. Twenty households (2.6 Percent) in Yountville were overcrowded in 1980 having more than 1.01 persons per room.

  Large families (five ore more persons per household) comprised 4 Percent of the households (32); ten of these households were renters.
- 14. Agriculture employed 106 persons in Yountville in 1980. Farmworkers as a group are largely unidentified. However, it is our understanding that most of the farmworkers are Spanish-surnamed. Examining data on Napa County, Spanish surnamed persons are the poorest (42 Percent below poverty), the least educated (55 Percent with no high school diploma), and have the highest percentage of renters (63 Percent) of any sizable group.
- 15. There are few local facilities for providing shelter for the homeless. However, the Napa County Social Services Department and the American Red Cross provide housing for emergency cases, as does the Salvation Army, the Catholic Social Services Agency, and the Napa Ministerial Association.
- 16. Between 1970 and 1980 home prices went up about 350 Percent while incomes rose only 200 Percent.
- 17. Income levels of Yountville residents are among the lowest in the County. Four hundred thirty households (56 Percent of total) were considered low or very low income.
- 18. Eighty-six Percent of very low income renters were "overpaying" (more than 25 Percent of income) for housing in 1980. Thirty-nine Percent of low income and 12 Percent of moderate income renters were also overpaying.
  - Among homeowner households surveyed, 50 Percent of very low income households paid more than 25 Percent of their income for housing.
- 19. Sixty-five Percent (499 households) were owner occupied. Thirty-five Percent (271 households) were renter occupied.
- 20. The price of new homes sold between 1980 and 1984 averaged \$158,500. The price of homes resold in the same period averaged \$87,850.
  - Rents in the Yountville area have gone up dramatically. The median rent paid in 1980 as reported by the Census was

- \$254. A six-months survey completed in December 1984 of units for rent showed the advertised median rent to be \$525.
- 21. According to the State, a "tight" housing market has a vacancy rate of less than 6 Percent. Since Yountville's rate at the time of the Census was 2.4 Percent, it could be considered a "tight" housing market.
- 22. Thirty-six Percent of Yountville's housing stock is mobile homes. Thirty-four Percent are singly-family dwellings. Eleven Percent are condominiums, and 19 Percent are structures with two or more units.
- 23. Twenty-nine homes were identified in 1980 as needing rehabilitation, repairs, or replacement.
- 24. There are now 128 acres of undeveloped land in Yountville. If the present zoning is continued, approximately 608 units could be built on those lands. Other zoning plans could increase or reduce that total.
- 25. The most important constraints to affordable housing in Yountville are the high cost of land and high finance costs.

#### BACKGROUND

The State of California requires that each town's general plan adopt a housing element which is guided by the State housing objectives.[1]

# Those objectives are:

- 1. Provision of decent housing for all economic segments of the population, regardless of race, sex, marital status, ethnic background, or other arbitrary factors.
- Provision of a wide choice of housing opportunities.
- 3. Development of a balanced residential environment with access to community facilities and adequate services.

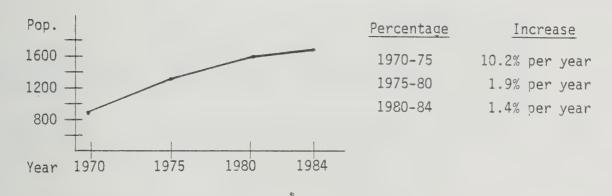
The Town of Yountville adopted in 1975 a housing element which set forth housing goals, objectives, and policies for the community. In 1981 the Town revised its 1975 Element. State law requires that an updated, revised element be prepared every five years, the first revision by January 1, 1985. Accordingly, Yountville has now undertaken the necessary research for updating its needs analysis and has reviewed and revised its short- and long-term housing programs as required by State Law.

#### POPULATION CHARACTERISTICS

#### Growth Trends

During the early Seventies, Yountville experienced a sharp population increase. However, the rate of increase slowed between 1975 and 1980 and slowed even more between 1980 and 1985.

#### TOWN POPULATION 1970-1984



This slow growth rate can be a little misleading. Once the units that have been built, or are being built in two new developments, are occupied, the <u>annual</u> rate from 1980 to 1986 should be closer to 4 Percent.

# YOUNTVILLE'S PAST AND PRESENT POPULATION

	1970[2]	1975[4]	1980[3]	1984[5]
Yountville	854	1360	1538	1626
Group Quarters	1478	1429	1355	1428
Total	2332	2789	2893	3054

Almost half of Yountville's population is housed at the Veterans Home. This number is expected to remain steady as the Town population increases.

The projected population for Yountville in 2000:[6]

Yountville	3420
Group Quarters	1408
Total	4828

# Age of Population

Figures from the 1980 Census show a median age in Yountville of 64.8 years for males and 58.9 years for females. Those figures are skewed because the Veterans Home at that time housed 855 persons over age 65.

A more reasonable way of looking at age as a factor in Yountville is to look at the household figures for elderly residents. The 1980 Census figures showed 473 persons over age 65 living in the Town. That is 31 Percent of the population.

In comparison, the State's overall population showed 11.7 Percent over 65 years[7] and Napa County's showed 23.6 Percent of their population over 65 years.[8] This shows that Napa County in general, and Yountville in particular, have a larger than State average number of elderly and retired residents.

# Ethnic Population

Part of the State's Housing Goal is to have housing available to all persons regardless of race, creed, sex, age, or other arbitrary factors. The ethnic breakdown of Yountville is as follows.

White Black	less than	79%
Spanish surnamed		11
Native Americans		1
Asian and Pacific	Islanders	1
Others		7

Spanish-surnamed persons were the largest ethnic minority in Yountville with 11 Percent of the population. The State average is 19 Percent. However, due to the lack of information concerning those persons in the "other" category, some of those might be considered of Hispanic origin.

# Handicapped Persons

The number of handicapped persons has an important impact on planning. In the area of disabled workers, who depend on disability compensation for their income, affordable housing is a major concern.

Information is also provided by the U.S. Census concerning people who are unable to use public transportation. It is assumed these persons are wheelchair-bound. Barrier-free access to housing and public facilities is a very important planning consideration. The following tables show both the number of persons, by age, with a transportation disability and those who are disabled from working.

#### WORK DISABILITY

In labor force

Not in labor force
Prevented from working 41
Not prevented 7

48

Total work disability 94

## PUBLIC TRANSPORTATION DISABILITY

Age:	16-64	65+	Total
Persons:	6	30	36

Yountville requires all new public facilities to be wheelchair accessible. The new Town Hall was designed and built barrier-free.

## Group Quarters

The largest group quarters in Yountville is the State Veterans Home. It houses anywhere between 1200 and 1400 people. It is this facility which caused the Town's average age for males to be so high (64.8 years). In addition to the Veterns Home, Yountville now has a retirement home which houses 89 people.[9]

# HOUSEHOLD CHARACTERSTICS AND SPECIAL NEEDS HOUSEHOLDS

### Size and Number of Households

In 1980, there were 771 households in Yountville. The average size per household was 1.99 persons.[10] This is well below the California average size of 2.73 persons[11] and Napa County average of 2.55 persons per household.[12] This is probably a reflection of the large number of retired persons without children living in the community.

### Elderly Households

By far the largest single group of households in Yountville is elderly. Three hundred twenty-five out of 771 households (42 Percent) in 1980 were headed by persons 65 or older.[12] Many retired persons are dependent upon fixed pensions for the majority of their incomes. This means that as the cost of living goes up, their ability to pay for housing, as well as other necessities, goes down.

#### Female-Headed Households

The 1980 Census showed that Yountville had a total of 259 female-headed households. The figures also showed that 26 households were women with children and no spouse. Of this number, half (13) were Spanish-surnamed women and half were white.

Although the total number of female households with no spouse with children was relatively small (3.3 Percent) the large number of Spanish women in that figure should be of concern. While only 2 Percent of white households were single women with children, fully 15 Percent of Spanish-surnamed households were in that same category.

#### Overcrowding

In 1980, 20 households in Yountville were "overcrowded." "Overcrowding" is defined by the State as a household with more than one person living in each room. The following breakdown shows the totals according to tenure:

NUMBER OF HOUSEHOLDS AND PERSONS LIVING IN OVERCROWDED UNITS, BY OCCUPANCY STATUS

	No. of Household	ds No. of Persons
Renter Occupied Owner Occupied	7 <u>13</u>	38 <u>78</u>
Total	20	116

Large families (those of five or more living together) often have difficulties finding housing. In 1980 Yountville had 32 households with five or more persons in the unit (4 Percent). Of these, ten of the households were renters.[14]

### Families and Persons Needing Emergency Shelter

In 1984 the State Legislature passed an amendment requiring all housing elements to assess the needs of the homeless and persons in need of emergency shelter. Yountville does not have any programs in place with regards to the special needs of those people. The County, however, provides emergency aid through the Department of Social Services. Private charitable organizations, like the American Red Cross, the Catholic Services Agency, and the Salvation Army all are involved in the provision of shelter for both emergencies and long-term homeless. The Napa Ministerial Association, as well as the pastor of the local Seventh Day Adventist Church, have indicated willingness on a local level to help find shelter for those temporarily in need.

#### Farmworkers

The Housing Element adopted in 1981 recognized the need for housing for farmworkers.

Although the number of persons employed in agriculture in Yountville is relatively low (108 persons[15]), the problems of the farmworkers are greater than what that single number might show. Many farmworkers are Spanish-surnamed, and a very large percentage of those persons (42.6 Percent) were considered to be below the poverty line. The Census also reported that, in Napa County, 63 Percent of white households own the home they reside in, while only 38 Percent of Spanish-surnamed households own their home. The Census also reported that Countywide, 55

Percent of Spanish-surnamed persons over 25 years had not completed four years of high school, while only 24 Percent of whites over 25 years had not completed a four-year high school.

All of the above data show that Spanish-surnamed persons in Napa County are the most disadvantaged group in the area.

Research for the 1985 Needs Analysis update found that very little hard data is available for migrant farmworkers. It is known that the grape harvest in Napa County increased from 24 thousand tons in 1970 to 89 thousand tons in 1983.[16] During this time, the number of labor camps to house migrant workers decreased from more than 40 to less than 12.[16a] Based on a conversation with the Napa Valley Grape Growers Association, much of the harvest is contracted to farm labor contractors.[16b] It is assumed that worker documentation is one reason for the lack of available information on migrant workers.

The County has no ongoing programs to house the migrant workers; and the workers themselves have not been effective at pressing for better housing conditons in the area.

# Special Needs Summary

A large part of the Town's role in the Housing Area should be to provide housing for those with special needs. In Yountville the greatest number of special needs households are elderly households. Spanish-surnamed farmworker families are a special problem requiring the co-ordinated efforts of local, State, and County agencies.

#### HOUSING MARKET CHARACTERISTICS

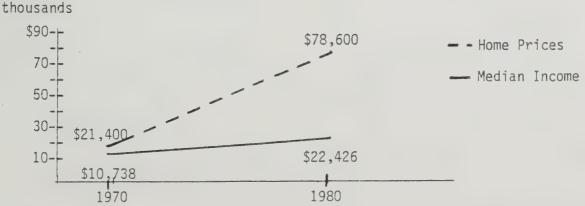
The housing market in Yountville is a part of Napa County and the Bay Area as a whole. The problems relating to Affordable housing are both area and state-wide. Gentrification, displacement, condominium conversions, and the very small number of new rental units being produced all contribute to the growing problem of housing availability. The fact that housing prices have gone up far faster than incomes, along with high home mortgage interest rates, has contributed in no small part to the growing problem of affordable housing.

The following tables reflect the problem and its particulars in Yountville.[17]

	1980 Median Household Income	1980 Median Family Income
Yountville	\$13,874	\$17,442
Napa County	\$18,887	\$22,426
California	\$18,248	\$21,541

As the Census reported, Yountville's median household and family income was far below the State and County averages. One reason for this is the large number of fixed income elderly residents of the Town. However, it is not just in Yountville that a housing affordability crisis exists. The table below shows the differences between income and housing prices County-wide.

# NAPA COUNTY MEDIAN HOME PRICES AND MEDIAN INCOMES 1970 AND 1980



As you can see, the rise in home prices far exceeds the rise in incomes.

## Income Levels

The State gives the following definitions for income levels:

Very low = Below 50% of County median income

Low = Between 50% and 80% of County median income

Moderate = Between 80% and 120% of County median income

Above moderate = Above 120% of County median income

The median annual income for households in Napa County was \$18,887.[17] The County median is used by the State to determine income levels in each locality. The following table represents the number of househols in 1980 broken down by income levels.

#### YOUNTVILLE HOUSEHOLDS BY INCOME LEVEL

Income Level	Number of Households	Percentage of Households
Very Low (\$0-\$9444)	246	32%
Low (§9444-\$15,109)	184	24%
Moderate (\$15,109-\$22,664)	111	14%
Above Moderate . (\$22,664 and Up)	233	30%
Totals	771	100%

# Overpayment

"Overpayment" for housing is defined by the State as paying more than 25 Percent of household income for housing.

The following tables were computed using data from the 1980 Census, as well as formulas provided by the State of California.

## FOR RENTAL OCCUPIED HOUSING

Very Low Income	Number of Units in Category	Number of Units Overpaying	Percentage of Units in Category Overpaying
Households	88	76	86%
Low Income Households	68	39	57%
Moderate Income Households	31	12	39%
Above Moderate Households	79	-0-	-0-
Totals	266	127	48%

Although 48 Percent of all renters were overpaying, none of those earning above moderate incomes did. Fully 86 Percent of very low and 57 Percent of low income rental households paid more than 25 Percent of income on housing.

# FOR OWNER-OCCUPIED HOUSING[18]

	Number of Units in Category	Number of of Units Overpaying	Percentage of Units in Category Overpaying
Very Low Income			
Households	36	18	50%
Low Income Households	46	1	7%
Moderate and			
Above Income Households[19]	138	37	27%
Totals	220	56	25%

Half of the very low income owner-occupied units paid more than 25 Percent of household income for housing expenses.

## Housing Costs

#### Sale Prices:

Although the 1980 Census gave the median home value in Yountville as \$69,937, the sale prices of homes since that time have averaged much more. The median price of homes (re-sale) from 1981 to 1984 are as follows:

1981[20]	1982[21]	1983[21]	1984[21]
\$87,500	\$90,000	\$90,000	\$87,000

The price of new homes during that period was as follows:

1981[20]	1982[21]	1983[21]	1984[21]
\$145,000	\$169,000	\$175,000	\$145,000

#### Rents:

The 1980 Census reported median rent in Yountville as \$254 per month. A survey in 1981 raised that figure to \$310 per month.[22] For this report, a survey of advertised units for rent was made from the Napa Register once a week from June 1, 1984, to December 15, 1984. The results are shown on the left.[23] These rents are compared to the results of a survey of rents from the City of Napa where advertised units for rent were taken daily from the Napa Register from July 16, 1984, to September 18, 1984. Those results are on the right.[23a]

Yountvil	<u>le[23b</u>	]	<u>Napa[23b]</u>		
	Mean	Median		Apart.	House
All Units One-bedroom Two-bedroom Three-bedroom	\$611 367 566 867	\$525 375 538 725	Studio One-bedroom Two-Bedroom Three-bedroom	\$240 387 454 595	\$516 650 787

#### Housing Tenure

In 1980 the housing stock was split as follows between owners and renters:[24]

	Number of Units	Percentage of Units
Owner	499	65%
Renter	272	35%

#### Vacancy

The State of California defines a "tight" housing market one which has a vancancy rate of less than 6 Percent.

In 1980 there were 797 total housing units with 771 of them occupied. The breakdown is as follows:[25]

# Vacant Units

2 4	were for seasonal use only were for rent
2	were for sale
16	were vacant for other reasons
24	units vacant

According to a land use study done in 1982, along with building activity since that time, there are now 876 housing units. The Department of Finance estimates Yountville's present vacancy rate at 2.4 Percent. The data shows that the housing market at the time of the Census was "tight."

## Housing Stock

The number and type of dwelling unit can be a good reflection of housing affordability. Fully 36 Percent of Yountville's housing units are mobile homes. Mobile homes usually provide housing on a more affordable basis than any other form of housing.

Yountville's housing type and number is as follows as of January 1, 1984:[26]

		Percentage of Total		Percentage of Total
Single-Family Dwellings Condominiums Duplex Triplex Fourplex	94 18	40.0% 13.0% 2.5% 0.5% 0.1%	298 94 36 12 4	34.0% 11.0% 4.0% 1.5% .5%
Five or More Per Units Per Structure	5	0.5%	115	13.0%
Mobile Homes	317	43.0%	317	36.0%
Totals	736	100.0%	876	100.0%

By 1985 there will be an additional 107 units added to this stock. This includes ten senior units and 97 townhomes and single-family dwellings.

## Housing Condition

In 1981 the Housing Element identified 29 housing units that were substandard or in need of rehabilitation or replacement. They were broken down as follows:

_	lard rehabilitation replacement	5 19 <u>5</u>
Total		29

The age of the housing stock in Yountville was reported as the next table shows:

Year Structure	Number
Was Built	of Units
Pre-1940	175
1940-1949	61
1950-1959	39
1960-1969	191
1970-1980	325
(March)	
,	
	791

It is to be assumed that some, if not all, of the units needing rehabilitation and replacement are to be found in Yountville's "Old Town."

It is our understanding that the private sector housing market in Yountville has been very active and that many of the older, dilapidated structures found in Old Town have been bought and renovated. This private sector rehabilitation and renewal of older homes has had the effect of raising the value (and therfore rents) of those units.

# Energy Costs

The Housing Element adopted in 1981 recognized that energy efficiency could help keep down total housing costs. The Element proposed to encourage all new develoments to design their units to be energy efficient.

The energy efficiency aspects for a building project are looked at from two directions. First, the Town reviews the site plan and ensures the project is oriented to take advantage of maximum solar (southern) exposure. A good example of this was during the design phase of the Town's self-help home project. Energy efficiency was an important consideration from the beginning of the project.

The other element of the energy efficiency review comes from Napa County. The County enforces the State's energy efficiency laws as related by Title 24. All building designs must meet the standards set by the State.

PG&E operates a program to provide free home energy audits with low- and no-interest loans for home weatherization. A non-profit corporation (Hand) operates a County-wide weatherization program. Both of these sources should be utilized to ensure maximum energy savings in Yountville by both homeowners and renters in Yountville.

# GOVERNMENTAL HOUSING CONSTRAINTS

## Land Use Controls

As part of the Town's present General Plan update. the community and Town Council have been studying land use options which more effectively achieve overall General Plan goals. The proposed amendment to the Land Use Element of the General Plan includes three R-l Districts, a Low-Density District (0-5 dwelling units per acre), a Medium-Density District (0-7 units per acre), and a High-Density District (0-10 units per acre). The amendment would maintain the present H (Historical) District with eight dwelling units per acre and the Mobile Home District (8 du/acre). The amendment would also propose a new multi-family apartment overlay zone which will allow up to 16 du/acre.

All the residential areas will maintain the existing 25-foot height limit and will allow clustering in the high density zones.

(The Town does not feel that the densities as proposed constrain housing opportunities in Yountville.)

The Town's existing Zoning Ordinance does not require large minimum lot sizes. In the R-1 zone, 6000 sq. ft. is required; 5000 sq. ft. in the H-1 Zone. Neither of these is excessive for a single-family dwelling. Also, R-1 and H-1 lots are allowed to add second units to heretofore single-family lots.

Any planned development can have minimum lot sizes and required setbacks waived provided the development concept achieves General Plan objectives.

A recent subdivision created 15 lots averaging 5327 sq. ft. per lot (Whitton Place subdivision in Old Town). This lot size encourages smaller, and therefore more affordable, units.

The C-1 Commercial Zone allows for mixed residential and commercial uses.

The following chart categorizes Yountvlle's present zoning requirements:

Zone	Height Limit	Lot Size Sq. Ft.		Required Yards	
H	25 '	5,000	l du/lot	Front 10' Rear -0- Side 5'	None
R-1	25 '	6,000	l du/lot	Front 20' Rear 20' Side 5'	60 '
LD-RPD[	27] 25'	None	5-7 du/ac	None	None
MD-RPD[	27] 25'	None	10-14 du/a	c None	None

## Building Codes and Enforcement

The Town uses the Uniform Building Codes for the State of California. This is the minimum acceptable for all new construction with no local restraints added to the Codes.

The Town does relax those standards, however, in the rehabilitation of older homes. There is a provision concerning homes in the H (Historical District) allowing the homes to continue to be passed under the old Building Codes.

## On- and Off-Site Improvements

The extent of improvements required by the Town relates directly to the size and intensity of the proposed development. Yountville has been very flexible on sidewalks, width of streets, and parkland dedication. In Yountville's recent self-help housing project, the FHA required more street width and sidewalks than the Town would have. All improvements required by the Town are the responsibility of the developer or property owner.

#### Fees and Exactions

Appendix A contains a table of the fees levied by the Town for building permits. Appendix B has the sewer and water connection fees.

All fees except Planned Development and Design Review Fees are fixed. The variable fees are based on the time needed for review.

Fee waivers can be applied for on a case-by-case basis.

# Processing and Permit Procedures

The Town has a very efficient permit and review procedure. All single-family homes in the R-1 District need only building permits if they are in compliance with the strandards of the District.

The H and C-1 Districts require a use permit and design review before homes can be built. Both applications can be processed together, and the time required for approval ranges between 30 and 60 days.

The review process is further simplified because the Town Council also sits as the Planning Commission and Design Review Board. Use permits and design review applications can be approved by the Planning Commission and are final unless appealed.

Large planned developments, because of their size, require an environmental impact report. Processing time for these can range from 4 to 12 months. Once the EIR is certified, the development plans go directly to the Town Council.

# Other Governmental Constraints

One other governmental constraint is the Town's small size, small budget, and small staff. All of the programs outlined in the 1981 Element required manpower expenditures for the preparation and documentation of program applications, as well as for implementation and coordination. The lack of manpower to perform these tasks was one reason many of the program objectives were not met.

Yountville is now part of the City of Napa Housing Authority. With their technical assistance, the Town hopes to be able to take fuller advantage of available state and federal programs.

#### NON-GOVERNMENTAL HOUSING CONSTRAINTS

# Availability of Financing

Financing is available for housing in Yountville. Both small-scale (four to 15 unit subdivision) and large-scale (42 unit subdivision) projects have recently been started. According to local lending institutions, construction financing is available at two to three points above prime rates. Long-term mortgages are available for both permanent structures and mobil homes.[28]

Mortgage rates, however, have a tremendous effect on whether a home is affordable by a family or not. For example, the chart below shows the monthly payments for a \$90,000 home. These rates assume a 20 Percent down payment and a fixed mortgage amortized over 30 years.

Interest Rate	Monthly Payment
11%	\$686
13%	796
15%	910

For both the low-income and moderate-income home buyers, these costs are almost prohibitive. In comparing annual income levels with payments, only the upper end of moderate income households (\$22,664 per annum) could afford the monthly payment on the home at the lowest rate. Even then, fully 36 Percent of that income would be required for monthly mortgage payments.

## Price of Land

It was noted in the 1981 Housing Element that land prices were rising at a very fast rate. The County Tax Assessor valued each lot in a recently subdivided parcel at more than \$21,000. This compares with values of \$6,717 per lot in 1980 and \$15,000 per lot in 1981 for two other projects (before subdivision).[29] Obviously the cost of land is a major constraint in the private production of affordable housing in Yountville.

## Cost of Construction

Generally, construction costs in Yountville are in the \$40 to \$50 per square foot range. This price varies, however, according to the number of amenities as well as design.

The costs of building housing in Yountville today can be broken down as follows:

Item		Cost	Percentage of Total Cost
Land Cost Site Preparation Construction[30] Marketing Financing (13%)		15,000 10,000 56,250 3,250 11,000 95,500	14% 9% 51% 3% 10%
	- S.		
Construction[30] Marketing	-	56,250 3,250 11,000	51% 3%

## Other Non-Governmental Constraints

One area that should be emphasized when looking at potential housing development in Yountville is the present land use of the developable (vacant) parcels. Most of this land is not lying fallow but is presently utilized as prime agricultural land. The growth of the wine industry in the United States has resulted in profits for vineyard owners throughout the Napa Valley. Yountville is a town surrounded by vineyards with most of the vacant land within the Town limits also planted. The agricultural nature of the Town and its environs is a major reason many people cite for wanting to live in Yountville. Many of the owners of these productive and profitable agricultural lands want to keep their acreage as vineyards.

#### APPENDIX A

TYE	PE OF APPLICATION	FEE
1.	Use Permit	\$ 75.00
2.	Use Permit Amendment	25.00
3.	Variance	75.00
4.	Use Permit or Variance Extension	25.00
5.	Design Review a)Consultant fee equal hourly basis as set forth under "Procedure"	50.00
6.	Design Review Extension and Amendment	25.00
7.	Amendment to this Title, Including Rezoning	150.00
8.	Planned Development, Preliminary Development Plan App. a)Consultant Lee equal hourly basis as set forth under "Procedure"	150.00
9.	Planned Development, Master Development Plan Approval a) Consluitant fee equal hourly basis as set forth under "Procedure"	150.00
.0.	Planned Development, Master Developemnt Plan Amendment a) Consluitant fee equal hourly basis as set forth under "Procedure"	75.00
1.	Appeal from Decision of Planning Officer to Planning Commission	0
.2.	Appeal from Decision of Planning Commission to Town Council	0 -

PROCEDURE Applications will be accompanied by the designated fee or initial fee. On those projects requiring consultant review, upon receipt of the application an initial review will be made by the consultant and an estimate will be prepared detailing the expected consultant fee. A deposit of 100% of this estimated fee will be made to the Town prior to the consultants processing of the application. The balance of consulting fees payable will be calculated at the time of presentation before the Council and shall become due and payable as a condition of the Council's action. Refunds for unused balance will be made when deposit exceeds cost. The following hourly rates are set forth for computation of the consultants fee:

Town Planner\$36.00/hr
Senior Planner\$31.00/hr
Assistant Planner\$22.00/hr
Graphics

# APPENDIX B

# OTHER FEES AND EXACTIONS

WATER Per residential connection	\$830
SEWAGE Per residential connection	800
PARK In-lieu fee (based on three- bedroom residential unit)	250
SCHOOLS  Mitigation fee (based on three-bedroom residential unit)	20

#### ENDNOTES

- 1. California Government Code, Title 7, Division 1, Chapter 3, Article 10.6, Housing Elements.
- 2. 1970 Census.
- 3. 1980 U.S. Census.
- 4. Estimates from 1975 Census.
- 5. Department of Finance estimates, April 27, 1984.
- 6. General Plan for Town of Yountville, June 1974.
- 7. 1980 U.S. Census.
- 8. 1980 U.S. Census.
- 9. Conversation with manager of Napa Valley Adventist Retirement Estates, December 12, 1984.
- 10. Department of Finance, April 27. 1984.
- 11. 1980 U.S. Census.
- 12. Department of Finance, April 27, 1984.
- 13. 1980 U.S. Census.
- 14. 1980 U.S. Census.
- 15. 1980 U.S. Census.
- 16. Napa tourism study, draft, September 24, 1984, E.S.A.
- 16a. Conversation with Jo Noble, City of Calistoga, December 1984.
- 16b. Conversation with Bob Dwyer, December 1984.
- 17. 1980 U.S. Census.
- 18. Table contains only 44 Percent of home-owner households. The U.S. Census figures did not include condominium households, among others.

- 19. Data for moderate and above moderate income households were impossible to disaggregate.
- 20. 1981 Housing Element, Town of Yountville.
- 21. Survey of Home Sales 1982-84, Napa County Tax Assessors Office.
- 22. Yountville Housing Element, Adopted 1981, Technical Appendix, P. 21.
- 23. Survey taken from The Napa Register every Saturday from June 1 through December 15, 1984. Units advertised for rent in Yountville in columns headed "Apartments for Rent," "Duplexes," "Houses to Share," "Home for Rent," and "Condominiums." Survey includes advertised for rent units only; present rents of all units not included.
- 23a. Napa Housing Authority Rental Survey, 1984, Appendix 1.
- 23b. The Yountville survey did not separate apartments and houses, the Napa survey did.
- 24. 1980 U.S. Census.
- 25. Department of Finance estimates April 1, 1984, Summary Report 5-5.
- 26. Survey of Yountville, May 1982. Net increase of housing units from Department of Finance, April 1984. May not total 100 due to rounding.
- 27. Requires 25 Percent of land to be useable open space.
- 28. Telephone conversation with Kathi Metro at Napa Valley Bank in Yountville, December 21, 1984.
- 29. Telephone conversation with Kathi Metro at Napa Valley Bank in Yountville, December 21, 1984.
- 30. Assumes \$45 per square foot for a 1250 square foot home.

APPENDIX B

# PROJECTED RESIDENTIAL UNITS AT GENERAL PLAN BUILD-OUT

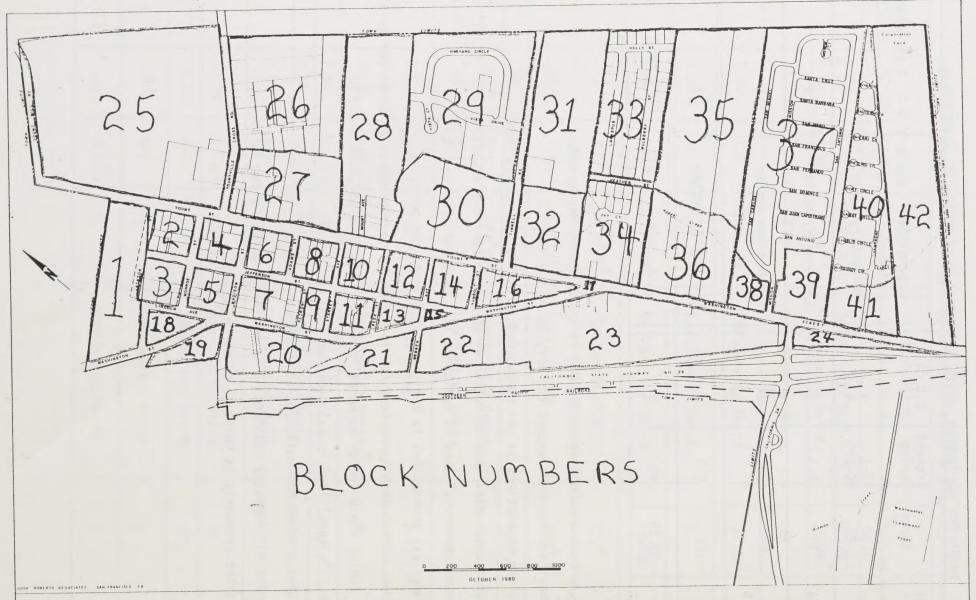
Vacant Lots <sup>1</sup>	Acres	Present Zoning	D.U.'s at Build-Out <sup>2</sup>	Future Plan3	D.U.'s at Build-Out <sup>2</sup>
3-1/3-2 3-4/3-5	1.96	H-1	10	Н	16
6-9	.11	H-1	1	Н	1
6-4	.14	H-1	1	Н	1
7-14	.07	H-1	1	Н	1
8-13	.11	H-1	1	Н	1
10-4	.13	H-1	1	Н	1
10-12	.02	H-1	1	Н	1
11-12/13	.09	H-1	1	Н	1
14-1/2	1.83	H-1	15	Н	15
14-3	.37	H-1	3	Н	. 3
20-4	1.13	MD-RPD	16	Hi-Density Resid.	11/18 <sup>11</sup>
21-1	2.92	MD-RPD	41	Hi-Density Resid.	29/47 <sup>11</sup>
16-10/4/9	.61	C-2PD	-0-	Tourist Commer.	-0-/64/105
23-1	6.13	C-2PD	-0-	Hi-Density Resid.	61/98 <sup>11</sup>
23-1	3.1	C-2PD	-0-	Tourist Commer.	-0-/30 <sup>4</sup> /50 <sup>5</sup>
23-2/3	1.36	C-2PD	-0-	Tourist Commer.	-0-/13 <sup>4</sup> /22 <sup>5</sup>

# PROJECTED RESIDENTIAL UNITS AT GENERAL PLAN BUILD-OUT (CONT.)

Vacant Lots <sup>1</sup>	Acres	Present Zoning	D.U.'s at Build-Out <sup>2</sup>	Future Plan3	D.U.'s at Build-Out <sup>2</sup>
42-2	2.36	C-1	0/234/384	Med-Density Resid.	17/38 <sup>7</sup>
42-2	2.78	LD-RPD	<b>83</b> <sup>10</sup>	Med-Density Resid.	19/44 <sup>7</sup>
42-2	11.87	LD-RPD	8310	Low-Density Resid.	59
41 - 1	2.03	.C-1	0/204/335	Med-Density Resid.	14/32 <sup>7</sup>
39-1	1.77	LD-RPD	12	Low-Density Resid.	9
39-1	2.4	C-1	0/234/395	Med-Density Resid.	16/38 <sup>7</sup>
38-1	.43	C-1	0/44/75	Med-Density Resid.	3/7 <sup>7</sup>
38-1	.43	C-1	0/44/75	Local Commer.	0/4 <sup>4</sup> /7 <sup>5</sup>
36-5	.48	C-1	0/44/85	Local Commer.	0/54/75
36-14	. 48	C-1	0/44/25	Low-Density Resid.	2
36-12/13/14	.58	R-1	3	Low-Density Resid.	3
34-24	2.23	C-1	0/22 <sup>4</sup> /36 <sup>5</sup>	Local Commer.	0/224/365
31 - 1	11.55	LD-RPD	8110	Low-Density Resid. <sup>8</sup>	58
32-1	3.58	MD-RPD	50	Med-Density Resid. <sup>8</sup>	25/57 <sup>7</sup>
32-1	3.23	MD-RPD	45	Low-Density Resid.	16
29-6	1.09	R-1	7	Low-Density Resid.	6
28-1 26-2	15.87	LD-RPD	111	Low-Demsity Resid.	79
26-3/12/ 14/15	5.35	R-1	32	Low-Density Resid.	27
28-2/3	.487	R-1	. 2	Low-Density Resid.	2
28-11/13	.32	R-1	2	Low-Density Resid.	2

PROJECTED RESIDENTIAL UNITS AT GENERAL PLAN BUILD-OUT (CONTINUED) D.U.'s at Build-Out<sup>2</sup> Vacant Present Future Plan<sup>3</sup> D.U.'s at Build-Out<sup>2</sup> Lots1 Acres Zoning 27-612 1.08 R-1 6 Low-Density Resid. 24 27-6 3.65 MD-RPD 51 27-2/3/4 .57 R-1 3 Low-Density Resid. 3 27-.65 R-1 3 Low-Density Resid. 3 13/14/15 27-11 .01 R-1 1 Low-Density Resid. 1 0/1689 25-1 33.55 AG 0 AG

- 1. Lot numbers are referenced to 1982 Land Use Survey Map by JRA.
- 2. Numbers are rounded, except for very small lot sizes.
- 3. Land use assumptions as per proposed General Plan Amendment 1984.
- 4. Assumes commercial land is built-out at 1 Unit per 4500 sq. ft.
- 5. Assumes commercial land is built-out at 1 Unit per 2700 sq. ft.
- 6. Assumes all present R-1 is built-out at 6 Units per acre.
- 7. Assumes medium-density residential is built-out as apartments at 16 DU per acre.
- 8. New zoning would change acreages from 11.55 and 6.81 to 15.35 and 3.01.
- 9. If agricultural land is built-out at 5 DU per acre.
- 10. Assumes present RPD build-out at 7 DU per acre.
- 11. Assumes high-density residential is built-out at 16 DU per acre.
- 12. This lot presently is split by different zones.



TOWN OF YOUNTVILLE

NAPA COUNTY, CALIFORNIA



